



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 733 sq.ft. FLOOR 2 602 sq.ft.
TOTAL : 1,335 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1974

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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ESTATE AGENTS

www.cavendishproperties.co.uk



Estyn Mount Rackery Lane
Caergwle, Wrexham,
LL12 9EW

Price
£675,000

A highly appointed three-bedroom detached house with outbuildings, informal gardens and paddocks, the whole extending to an area of about 5 acres. Located in a predominately rural setting about 1.25 miles from the village centre and with splendid north and easterly views across rolling countryside towards Chester and the Cheshire Plain.

Hall, Day Lounge, Lounge, Fitted Kitchen & Dining Room, Rear Porch with Cloaks.

First Floor landing, 3 Bedrooms & Luxury Bathroom

Detached Workshop & Stores, Large informal grounds, Kitchen Garden & 2 paddocks.



Located on the B5373 Mold to Wrexham Road about 1 mile from the village centre, it is a very convenient position for those wishing to commute throughout the region with the A55 interchange at Dobshill some 4 miles distant and the A483 Chester to Shrewsbury road located on the outskirts of Wrexham. The adjoining village, Hope is a popular rural village noted for its highly regarded secondary school together with local shops for daily needs.



Whilst fronting onto the main road, the property benefits from a long field frontage on to Shordley Lane. A new field gate access, subject to consent, would provide an ideal access towards the hamlet of Shordley and thereafter High Kinnerton. It would be more suitable for horse riding and taking full advantage of the many minor country lanes the area has to offer.

The house was completely refurbished in 2014 with major works to include external cladding of the main elevations together with installation of an air source heating system

with underfloor heating to the ground floor, which has greatly reduced running costs to a minimum. In addition, the house has an "Aircycle" air recycling system with vents installed to a number of the rooms to both the ground and first floor.



The house is a light and airy home with the front elevation having an open southerly aspect towards Caergwrle. Whilst the main entrance is to the front, the house is usually approached from the parking area to one side and the rear where there is an outbuilt porch which opens to provide a very useful cloaks area and the plant room for the heating system.



Beyond is an open plan and versatile kitchen/dining room with bi fold doors opening to the day lounge and further access to the lounge.



TENURE

Freehold.

COUNCIL TAX

Council tax band G

WHAT THREE WORDS

poetic.samples.germinate

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW



ROOM MEASUREMENTS

Day Lounge 13'2 x 10'11

Lounge 13'7 x 10'11

Kitchen 14'4 x 13'6

Dining Room 10'5 x 9'1

Bedroom 11'3" x 11'

Bedroom 2 13'8 x 10'11

Bedroom 3 10'11 x 8'11

Bathroom 11' x 9'



The kitchen has been refurbished to provide a modern and extensively fitted work area with a range of base and wall mounted cupboards and drawers to include granite working surfaces and upstands. There are a range of built in appliances and enjoys a pleasing southerly aspect across the gardens. Adjoining is the dining room, both of which benefit from solid travertine stone flooring.



There is a central inner lobby which provides access to both

the lounge and day lounge.



Bi fold doors open to the day room which benefits from a high degree of natural light, a fine stone-faced chimney breast and Stovax inset wood burning stove. Beyond is an open plan front hall which is presently used as a home study.



The lounge provides a quiet retreat from the main family area and the kitchen with large south facing window.



To the first floor are three double bedrooms and a large luxury bathroom with freestanding contemporary shaped bath, large walk-in shower cubicle and a floating vanity with two basins and WC.



Outside, the property is screened from the road by mature hedging with the entrance leading to a wide parking area which provides access to both the house and gardens and also to the adjoining paddocks.

WORKSHOP AND STABLES



The formal garden are mainly to the front and one side with wide flagged steps together with a large ornamental pond. There is a large lawn with fruit trees and extends around to the rear with a much larger informal lawned garden which adjoins both the workshops and former stables.



A purpose-built workshop providing enclosed and secured store room measuring 19'9 x 18' with electric light and power installed together with a further very useful open storage area, 17' x 12' to one side. There is a further building which provides potential for conversion to provide stabling but needs a programme of maintenance and repair.

THE LAND



The land is divided into two main enclosures located to either side of the homestead. They provide two extensive areas of pasture providing ideal enclosures for those wishing to keep small livestock or horses together with an enclosure providing kitchen garden with a modern aluminium framed greenhouse.