

## The Shippon, 4 Astridge Park

Gyfelia, Wrexham, LL13 0YH

**Price**  
**£480,000**

\* ATTRACTIVE BARN CONVERSION \* PICTURESQUE RURAL LOCATION \* CHARACTER FEATURES. A beautiful three bedroom barn conversion forming part of a small development at Astridge Park consisting of five individual dwellings. Astridge Park is approached via a long driveway and is set in picturesque countryside yet convenient for the A483 and surrounding areas. The accommodation, which retains a wealth of character features to include exposed timbers, stone and brickwork, briefly comprises: reception hallway with quarry tiled floor, breakfast kitchen, living room with stunning vaulted ceiling and gallery style landing, dining room, study/snug, cloakroom/WC, split-level landing area, principal bedroom with fitted wardrobes and en-suite bathroom, two further good size bedrooms, each featuring vaulted ceilings, and a well appointed shower room. The property benefits from UPVC double glazed windows and has oil fired central heating. The property is set within a shared block paved courtyard with access to a larger than average single garage with electronic roller shutter door. To the rear the garden is a particular feature being of a generous size and laid mainly to lawn with a flagged terrace and well stocked borders with mature shrubs and trees. If you are looking for a character home, in a rural yet convenient location, then we would strongly urge you to view.

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 1967

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.

## LOCATION

Astridge Park is a small development approached via a long private driveway which is located in a picturesque rural location. Leisure facilities nearby include The Plassey Craft and Retail Centre with its 9 hole golf course and Bangor on Dee Racecourse. Historical attractions close by include Chirk Castle and Erddig Hall with its beautiful 1200 acre country park. Road communications are excellent, being close to the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports. For those wishing to travel further afield there is also easy access to Llangollen, Snowdonia, Anglesey, the Llyn Peninsula and the Wirral Peninsula.

## THE ACCOMMODATION COMPRISES:

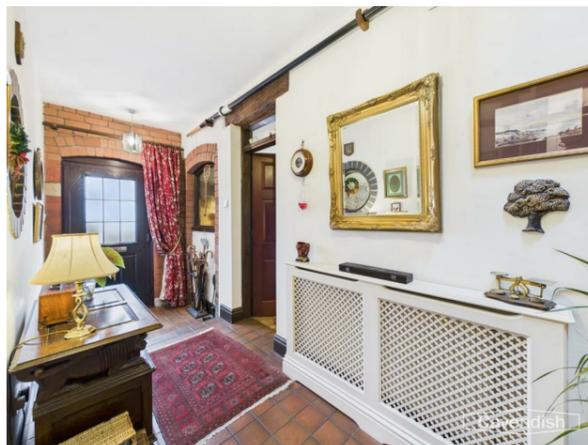
### APPROXIMATE DISTANCES

Wrexham - 5 miles, Chirk - 7 miles, Llangollen - 9 miles, Oswestry - 12 miles, Mold - 16 miles, Chester - 17 miles, Liverpool Airport - 41 miles, Liverpool - 45 miles, Betws y Coed - 43 miles Manchester Airport - 50 miles and Manchester - 58 miles.

(Source RAC Route Planner - all distances are approximate).

### RECEPTION HALL

5.44m x 1.52m extending to 2.54m (17'10" x 5' extending to 8'4")



Composite double glazed entrance door, two ceiling light points, radiator with radiator cover, smoke alarm, quarry tiled floor, feature internal window with exposed brickwork, feature porthole internal window with decorative brickwork, and spindled staircase to the first floor. Wooden panelled doors to the breakfast kitchen,

living room, study/snug and cloakroom/WC.



### CLOAKROOM/WC

1.42m x 1.40m (4'8" x 4'7")

White suite comprising: low level dual-flush WC; and wall mounted wash hand basin with mixer tap and storage cupboard beneath. Tiled splashback, single radiator with thermostat, ceiling light point, extractor, and quarry tiled floor.

### BREAKFAST KITCHEN

5.44m x 3.35m (17'10" x 11')



Fitted with a comprehensive range of base and wall level units incorporating drawers, cupboards, a pull-out larder unit, and pull-out bin store with laminated wood effect worktops. Inset single bowl ceramic sink unit with chrome mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Fitted four-ring Stoves electric ceramic hob with extractor above, built-in Bosch electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, space for tall fridge/freezer, ceiling light point, wall light point, built-in understairs storage



## DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Follow the road for approximately 12 miles and take the exit signposted Bangor-on-Dee. At the top of the slip road turn left onto the B5426. Continue along the B5426 Bangor road for approximately 1 mile and at the small cross roads turn right signposted Gyfelia. Follow the lane passing Moreton Manor and White Gate Farm and then take the turning right into the long driveway towards Astridge Park. The property will then be found within the courtyard.

## TENURE

- \* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- \* We are advised that there are some communal areas within the development to include the shared courtyard at the front and visitor parking spaces at the top of the driveway.
- \* We are advised there is a Management Company responsible for the maintenance and upkeep of the communal areas.

## COUNCIL TAX

- \* Council Tax Band G - Wrexham County Borough Council.

## AGENT'S NOTES

- \* Services - we understand that mains electric and water are connected.
- \* Shared private drainage with the five properties at Astridge Park.
- \* Oil fired central heating.
- \* The dishwasher and washing machine are included in the sale.

## 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 £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. 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.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

Amended JH

**OUTSIDE FRONT**

The property forms part of a small courtyard comprising of five individual converted farm buildings. To the front there is a large shared block paved courtyard with access to an integral garage.

**GARAGE**

5.44m x 3.66m (17'10" x 12')

With a remote controlled roller shutter door, electric meter, free-standing Mistral oil fired central heating boiler, fluorescent strip light, power, and personal door to the breakfast kitchen.

**OUTSIDE REAR**

To the rear, the garden is a particular feature being of a generous size and laid mainly to lawn with an extensive flagged terrace and borders well stocked with a variety of mature shrubs and trees. At the top of the garden there are two paved seating areas, a garden shed, and screened oil storage tank. Pedestrian access is available to the rear. The garden enjoys a wonderful open outlook towards surrounding countryside. Outside water tap, exterior LED sensor spotlighting, and timber built garden shed.



**DRIVEWAY ENTRANCE**



cupboard, single radiator with thermostat, tiled floor, feature internal leaded glazed window with decorative brickwork, space for breakfast table and chairs, and UPVC double glazed window overlooking the front with fitted blind and exposed brickwork, Wooden panelled doors to the dining room and personal door to the garage.



**LIVING ROOM**

6.50m x 4.11m (21'4" x 13'6")



Feature vaulted beamed ceiling with gallery style landing, two double radiators with thermostats, three wall light points, TV aerial point. feature exposed brickwork with double glazed porthole window and hardwood framed double glazed French doors to the rear garden with double glazed side windows, Door to the dining room.



**DINING ROOM**

4.62m x 4.06m (15'2" x 13'4")

Part-vaulted ceiling with exposed timbers and beamed ceiling, double glazed circular porthole window with decorative brickwork, double radiator with thermostat, four wall light points, tiled floor, feature exposed stonework and details from the original farm building, central heating and hot water controls. and UPVC double glazed French doors with full height double glazed side windows to the rear garden.



**STUDY/SNUG**

3.86m x 2.44m (12'8" x 8')



UPVC double glazed window overlooking the front with fitted blind, decorative brickwork and stone windowsill, ceiling light point, single radiator with thermostat, provision for wall mounted television, and telephone point.

**GALLERIED LANDING**



Feature gallery style split-level landing with wooden spindled balustrade, exposed timbers and brickwork, ceiling light point, three wall light points, double glazed Velux roof light with electronic blind, built-in linen cupboard, and built-in airing cupboard housing the hot water cylinder. Doors to principal bedroom, bedroom two, bedroom three and shower room.



**PRINCIPAL BEDROOM**

5.56m x 4.04m (18'3" x 13'3")



Fitted with a range of bedroom furniture incorporating two double wardrobes, two single wardrobes, and a double cupboard with mirrored doors, and six-drawer unit beneath. Feature vaulted ceiling with double glazed Velux roof light and fitted electronic blind, exposed beams, high level storage cupboard, double glazed window with feature brickwork, double radiator, and feature stonework, Door to en-suite bathroom.

**EN-SUITE BATHROOM**

2.31m x 2.11m (7'7" x 6'11")



Suite comprising: panelled spa bath with mixer tap and shower attachment; tiled worktop with inset wash hand basin and mixer tap; and low level WC. Part-tiled walls, being fully tiled to the bath and shower area, tiled floor, ladder style towel radiator with thermostat, ceiling light point, electric shaver point, and UPVC double glazed window overlooking the rear with views across surrounding countryside.

**BEDROOM TWO**

4.01m extending to 5.54m x 4.09m (13'2" extending to 18'2" x 13'5")



Feature vaulted ceiling with exposed beams, double glazed window with exposed brickwork, smaller double glazed cross shaped window to the front, double radiator with thermostat, two wall light points, and double glazed Velux roof light with electronic blind.

**BEDROOM THREE**

4.32m x 3.00m (14'2" x 9'10")



Feature vaulted ceiling with exposed beams, double glazed window with exposed brickwork, double radiator with thermostat, and two wall light points.

**SHOWER ROOM**

2.31m x 2.29m (7'7" x 7'6")



Well appointed suite in white with chrome style fittings comprising: large walk-in tiled shower enclosure with thermostatic mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; wall mounted wash hand basin with tiled splashback, and low level dual-flush WC. Fitted glass shelves, tiled floor, part-tiled walls, electric shaver point, fitted wall mirror, mirror fronted medicine cabinet, ladder style towel radiator with thermostat, ceiling light point, UPVC double glazed window with views over the rear garden towards surrounding countryside.