

Bowling Bank Farm,

Bowling Bank, Isycoed, Wrexham, LL13 9RR



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A Beautifully Presented Five Bedroom Farmhouse, With Panoramic South Westerly Rural Views, Offering An Exceptional Combination Of Spacious Family Living With Integral Annexe And Equestrian Facilities, In About 4.05 Acres.

Accommodation In Brief

- Entrance hall
- WC
- Sitting room
- Living room
- Dining room
- Conservatory
- Kitchen open plan to breakfast room
- Utility/rear hall/boot room
- Five double bedrooms
- Two family bathrooms
- Flexible layout to allow for integral 2 bed annexe (ideal for granny/ Airbnb)
- Landscaped gardens with large terrace

EQUESTRIAN FACILITIES

- Brick Stable block with 4 large stables
- Tack & Feed rooms & numerous storerooms
- Brick stables/outbuildings with potential for development
- Machinery/Hay store
- Paddock land with water
- In all about 4.05 acres



Description

Bowling Bank Farm is a period farmhouse constructed of mellow red brick elevations adorned with climbing roses, punctured by large UPVC double glazed windows flooding the house with natural light, all surmounted by a slate roof. This most attractive house lies adjacent to a quiet country lane, with no immediate neighbours offering an idyllic and peaceful rural location, all topped off with rear south westerly far reaching views. Indeed, the whole house has 360 rural views. This rural gem's attractive exterior sets the scene for a spacious, generously proportioned family sized interior. The accommodation is laid out over two floors, both floors having exceptional ceiling height, with flexible accommodation that is ideal for use as a five bedroom family house, or can be used (with no alteration) as a three bedroom family house with two bedroom annexe – offering many income potential streams or granny/nanny accommodation.

The front door opens into the entrance hall with attractive wood effect flooring with a cloakroom/WC off. To the left is the spacious dual-aspect sitting room, a light-filled reception space featuring an inglenook fireplace with log-burning stove and French doors opening directly onto the rear terrace, creating a seamless connection between the indoor and outdoor living areas. There are two further interconnecting reception rooms, the living room and dining rooms, which together span the entire width of the house. The living room has a feature fireplace.

The impressive modern open-plan kitchen and breakfast room is undoubtedly the heart of the home, offering generous space for both everyday family living and entertaining. Fitted with tiled flooring, an induction hob and double oven, built in instant boiling water tap, microwave, integrated wine fridge, and ample storage, the kitchen combines practicality with style. There is a breakfast bar and ample room for a large breakfast table. Adjoining the kitchen is a useful utility room with direct access to the terrace, providing additional convenience.

Through an interconnecting door from the dining room there is a well-appointed galley back kitchen (or kitchen for annexe) with a cooker, pantry, and an abundance of natural light from its windows, creating a bright and inviting atmosphere. At the far end of the kitchen, the accommodation flows seamlessly into the conservatory, offering an additional reception area with views over the front garden. The conservatory opens directly onto the alfresco terrace, providing an ideal setting for outdoor dining, relaxation, and entertaining.

There are two sets of stairs, with all bedrooms accessed off both sets, giving flexible accommodation. The main set leading to three large double bedrooms all with fitted wardrobes and large picture windows making the most of the rural views in all directions. The bedrooms are served by a modern bathroom with bath and linen cupboard. The second set of stairs leads to bedrooms four and five, both good sized doubles, one with wardrobe space, both served by an equally well appointed bathroom with separate shower.

Gardens

The gardens wrap around the house, creating an attractive and well-maintained outdoor setting. A generous terrace extends along the side and rear of the house, providing an excellent space for al fresco dining and outdoor entertaining while enjoying the far-reaching views across the surrounding countryside. The lawns sit to the front of the house and are screened from view by the mature hedge.



Equestrian Facilities

The well appointed stable yard comprises four large brick stables, a tack room, feed room, and a machinery/hay store, making this house ideal for equestrian use. There is a hard standing yard to the front of the stable block ideal for lorry/trailer storage and hard standing area to the rear. To the side of the stable block lies the stock proof level paddock. The paddock to the rear of the house is ideal for the placement of an all-weather weather ménage measuring approx 23m x 45m. There is quiet lane hacking available right from the doorstep.

Location

Bowling Bank Farm enjoys an enviable rural setting surrounded by beautiful open countryside, while remaining conveniently accessible to a range of nearby towns and villages. The historic city of Wrexham is just a few miles away, with the popular villages of Holt and Farndon also within easy reach. Both villages provide an excellent range of everyday amenities, including primary schools, a doctor's surgery, independent shops, cafés and restaurants, while Wrexham and the city of Chester offer an extensive selection of retail, leisure and professional services.

The area is well regarded for its educational provision, with primary schools in Isycoed, Holt and Farndon, together with a choice of highly regarded state and independent schools, including Bishop Heber High School in Malpas, and Maelor School in Penley. With private education available at The King's School and The Queen's School in Chester, Ellesmere College and Packwood.

Despite its peaceful rural location, the property enjoys excellent transport links. The nearby A534 provides connections between Wrexham and Nantwich, while the A483 offers swift access to Chester and Mid Wales. Wrexham railway station provides regular services via Chester with onward connections to London, while Liverpool and Manchester are both accessible in under an hour by road.

The surrounding area is particularly sought after by equestrian enthusiasts. Broxton Hall Gallops and Kelsall Hill Equestrian Centre are both within easy reach, offering first-class training facilities, dressage and show-jumping events. Quiet country lanes provide excellent hacking directly from the property, while both Bangor-on-Dee Racecourse and Chester Racecourse are nearby for racing enthusiasts.



APPROX DISTANCES IN MILES:

Wrexham 7 m | Chester 14 m | M56 Jc 10, 38 m | Oswestry 18 m | Shrewsbury 29 m | Liverpool 44 m | Manchester 57 m

DIRECTIONS: Postcode: LL13 9RR

What3words: schematic.sentences.lateral

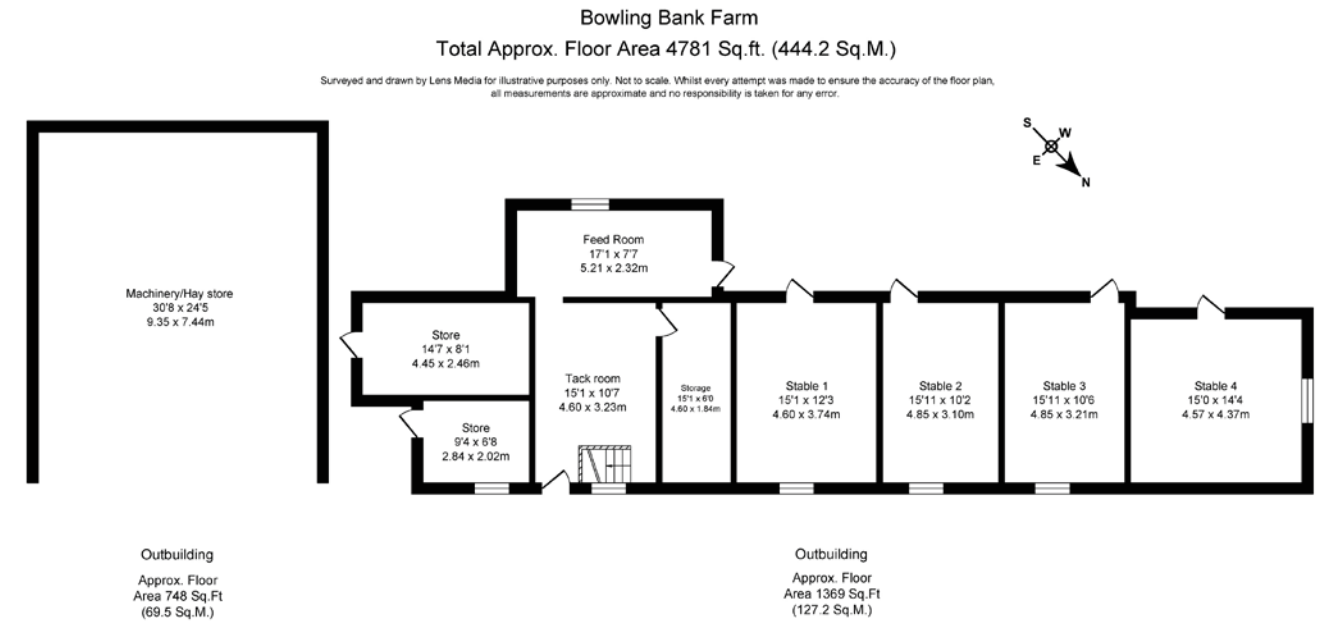
From Whitchurch take the A525 Wrexham Road towards Wrexham and Ellesmere for about 11 miles. At the lights turn right onto the B5130 Holt Road. After about 2.2 miles arrive at Bowling bank Farm on your right.



Annexe



Annexe



Property Information

TENURE: Freehold

EPC: D

SERVICES: Mains water, electricity, private tank drainage, oil central heating. The stable block/tack room and feed store have power and water.

LOCAL AUTHORITY: Wrexham

COUNCIL TAX BAND: Main House: F amount payable for 2026 £3,346.62, Annexe: Band B amount payable £1,802.

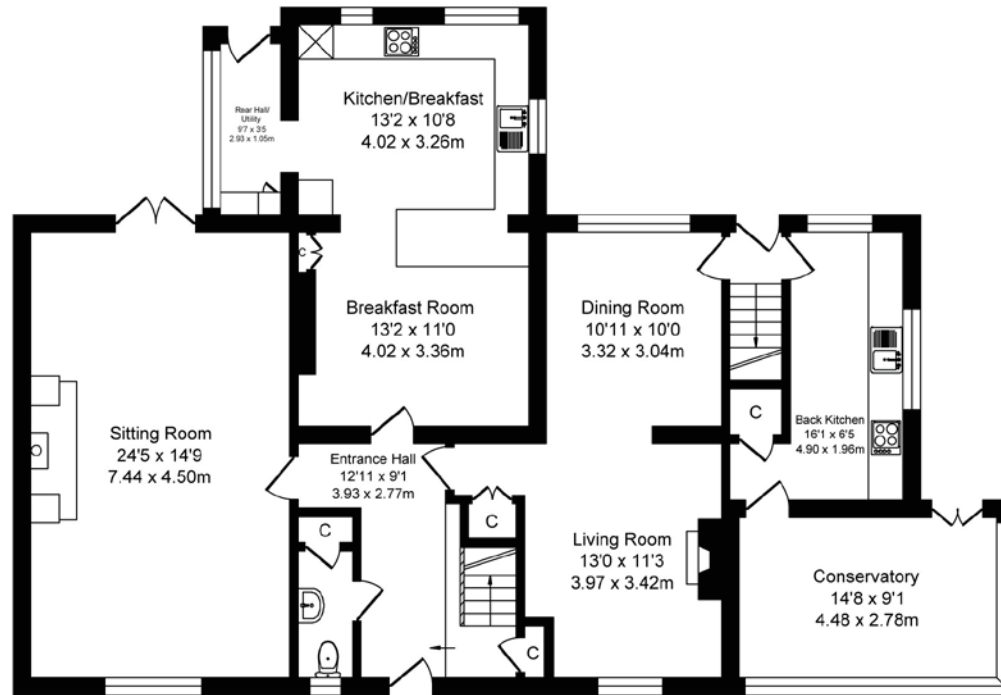
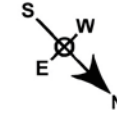
AGENTS NOTES:

- The aerial shots and plans are for identification only and not to be relied upon

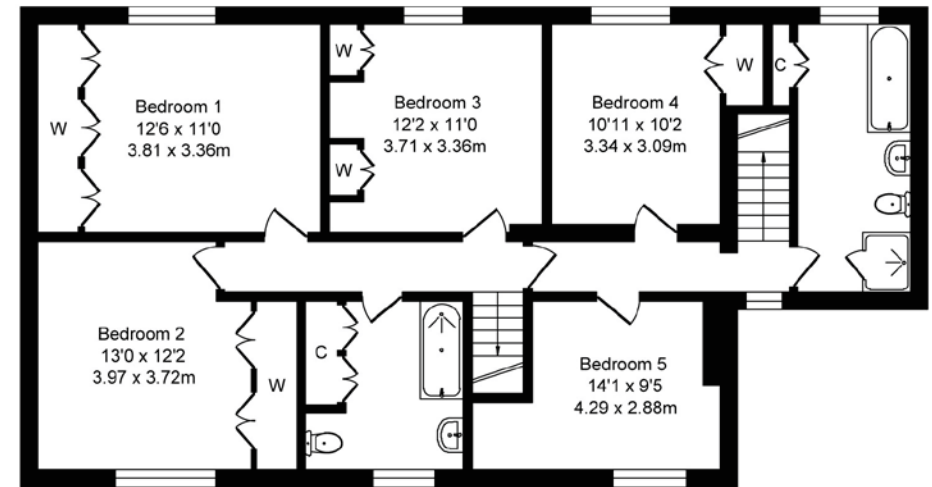
Floorplan

Total Approx Floor Area 4781 sq ft (444.2 sq m)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor
Area 1510 Sq.Ft
(140.3 Sq.M.)



First Floor
Approx. Floor
Area 1154 Sq.Ft
(107.2 Sq.M.)



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