



Rhewl Cottage

Caergwrle | Wrexham | LL12 9HD

£895,000

MONOPOLY
BUY ■ SELL ■ RENT



Rhewl Cottage

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VIEWING IS A MUST TO APPRECIATE THIS UNIQUE LARGE RURAL DETACHED 5 BED, 4 BEDROOM, CIRCA 4 ACRE EQUESTRIAN PROPERTY AND ALL IT HAS TO OFFER

The property benefits from SUPERB Panoramic Views over Welsh countryside and beyond towards Cheshire and Merseyside, GAMES AND CINEMA ROOM, Stables, Kennels, Two Paddocks and a Stream. This OUTSTANDING property will appeal to those with Numerous Interests, such as Smallholders, KENNELS and people who want a quiet out of the way LUXURY property with fabulous views.

Welsh countryside and beyond towards Cheshire and Merseyside.

The property is located in a semi-rural, private elevated position on Hope Mountain, nestling amongst the trees and offers potential purchasers an ENVIABLE location and POSITION. Approx 15 mins to Chester - 10 mins to Wrexham and Mold. 1hr from Liverpool and Manchester

- STRIKING LARGE RURAL DETACHED HOUSE, APPROX 4 ACRES
- IDEAL FOR SMALL HOLDING OR EQUESTRIAN INTERESTS
- 5 BEDROOM, 4 BATHROOM, GAMES CINEMA ROOM
- OUTBUILDINGS INCLUDING STABLES AND KENNELS
- STUNNING/FAR REACHING VIEWS TOWARDS THE CHESHIRE PLAINS
- EXTENSIVELY RENOVATED
- VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE VIEWS AND OPPORTUNITY



ACCOMMODATION TO GROUND FLOOR

Feature covered porch with patterned concrete step path to composite double glazed door giving access to the Entrance hallway

ENTRANCE HALLWAY

Feature gallery hallway with open plan solid oak staircase which rises off to the first floor accommodation, radiator, walk through to the Open plan Kitchen/ Living Area

DINING ROOM/ STUDY

12'10" x 9'1" (3.929m x 2.774m)

UPVC Double glazed windows to the front and side, radiator, LVT flooring.

SNUG

12'9" x 11'3" (3.903m x 3.437m)

UPVC Double glazed window to the side elevation with radiator beneath, Original Feature Stone fireplace with multifuel burner inset, LVT flooring

OPEN PLAN KITCHEN/ DINING/LIVING ROOM

34'8" x 18'4" (10.579m x 5.592m)

Stunning room, comprising Kitchen/Dining/Living Room, with the kitchen having a large range of wall/base and drawer units, with complementary worktop surfaces, incorporating one and half bowl composite sink unit with mixer tap, Five ring and hot plate Flavel Range, with stainless steel canopy extractor hood above, Integral Fridge, Integral Freezer, Integral dishwasher, Large Island with cupboards beneath and seating for at least six people, LVT flooring, Dual aspect with two UPVC Double glazed windows each side, Six panel BI Folding doors opening to the rear garden offering far reaching and stunning views, UPVC Double glazed window to the rear, smoke alarm, door leading off to the utility room.

GAMES/ CINEMA ROOM

9'9" x 9'2" (2.985m x 2.811m)

Two UPVC Double glazed windows, one to the front and one to the side, radiator, LTV flooring

UTILITY ROOM

12'4" x 9'7" (3.761m x 2.946m)

UPVC Double glazed window to the side, Composite Stable door with glazed panel inset opening to the side elevation, Warm flow Oil central heating boiler, plumbing for the washing machine, LTV flooring,

STORE ROOM

7'8" x 5'6" (2.352m x 1.691m)

With Radiator and LVT Flooring.

DOWNSTAIRS BATHROOM

Which comprises of a panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., LVT flooring, Chrome ladder style radiator/towel rail, fully tiled, extractor fan.

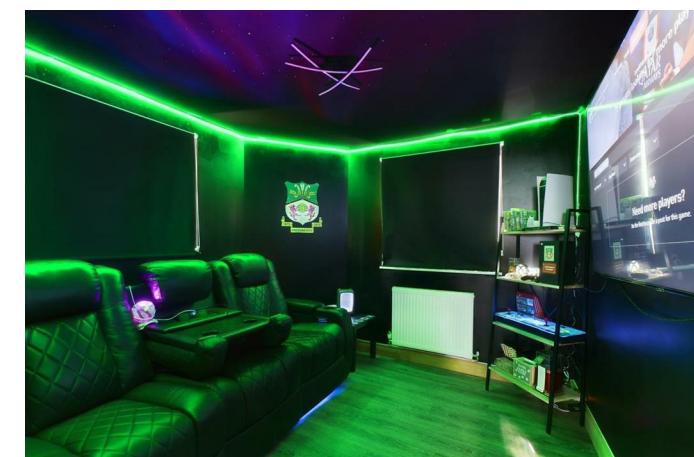
FIRST FLOOR LANDING

Spacious and light landing area, with doors off to the bedrooms and family bathroom, Large double sized storage cupboard., LVT flooring.

MAIN BEDROOM

14'10" x 13'7" (4.540m x 4.145m)

Stunning bedroom with UPVC Double glazed French windows with matching side windows opening to the balcony, which in turn has far reaching panoramic views, UPVC Double glazed window to the side with radiator beneath, LVT flooring, two UPVC Double glazed Velux windows to the ceiling, door to en-suite bathroom. Walk in Wardrobe, comprising a radiator, electric, Hanging rails, spotlights to the ceiling.





EN SUITE BATHROOM

Comprising of a panel enclosed bath with shower above, which has a rainforest shower head, wash hand basin set in a vanity unit, Chrome ladder style radiator/ towel rail, spotlights to the ceiling.

BEDROOM TWO

18'4" x 14'0" (5.612m x 4.274m)

UPVC double glazed floor to ceiling window, two UPVC double glazed Velux windows to the ceiling, LVT flooring, ladder leading up to Mezzanine, door leading to En-Suite Bathroom, LVT flooring

EN SUITE BATHROOM

Comprising of a panel enclosed bath with shower above, which has a rainforest shower head, wash hand basin set in a vanity unit, Chrome ladder style radiator/ towel rail, spotlights to the ceiling.

BEDROOM THREE

14'1" x 11'1" (4.293m x 3.397m)

UPVC Double glazed window to the side with radiator beneath, LVT flooring.

BEDROOM FOUR

12'9" x 9'1" (3.901m x 2.781m)

UPVC Double glazed windows to the front and side, with radiator beneath, loft access with pull down ladder.

BEDROOM FIVE

12'7" x 10'3" (3.848m x 3.144m)

UPVC Double glazed window to the front with radiator beneath

FAMILY BATHROOM

10'3" x 9'3" (3.135m x 2.833m)

Comprising of a panel enclosed bath, separate shower cubicle, Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the side, pedestal wash hand basin, low level w.c. Fully tiled.

OUTSIDE

The property is approached directly off Pentre Lane with the entrance through a double gated access, which leads to the driveway and also gravelled parking area for a numerous amount of vehicles. The drive way continues to the parking area to the rear of the property, with the drive continuing round to the stable block. The oil tank is situated to the side.

There is also an Electric car charging station, outside security lights and a security system.

Also to the front of the property there is one paddock and a huge second field, the current vendors have also fenced off extremely large garden area made for family outside living.

To the left hand side there is a small area of woodland with a stream.

BARN

84'00" (25.60m)

This has French doors full UPVC and water point with 5 internal rooms and huge office room space and potential to convert.



OUTBUILDINGS

The stable block is comprised of breeze block with a corrugated sheeted roof with hardstanding area to the front and adjoining garage with up and over door and power to all.

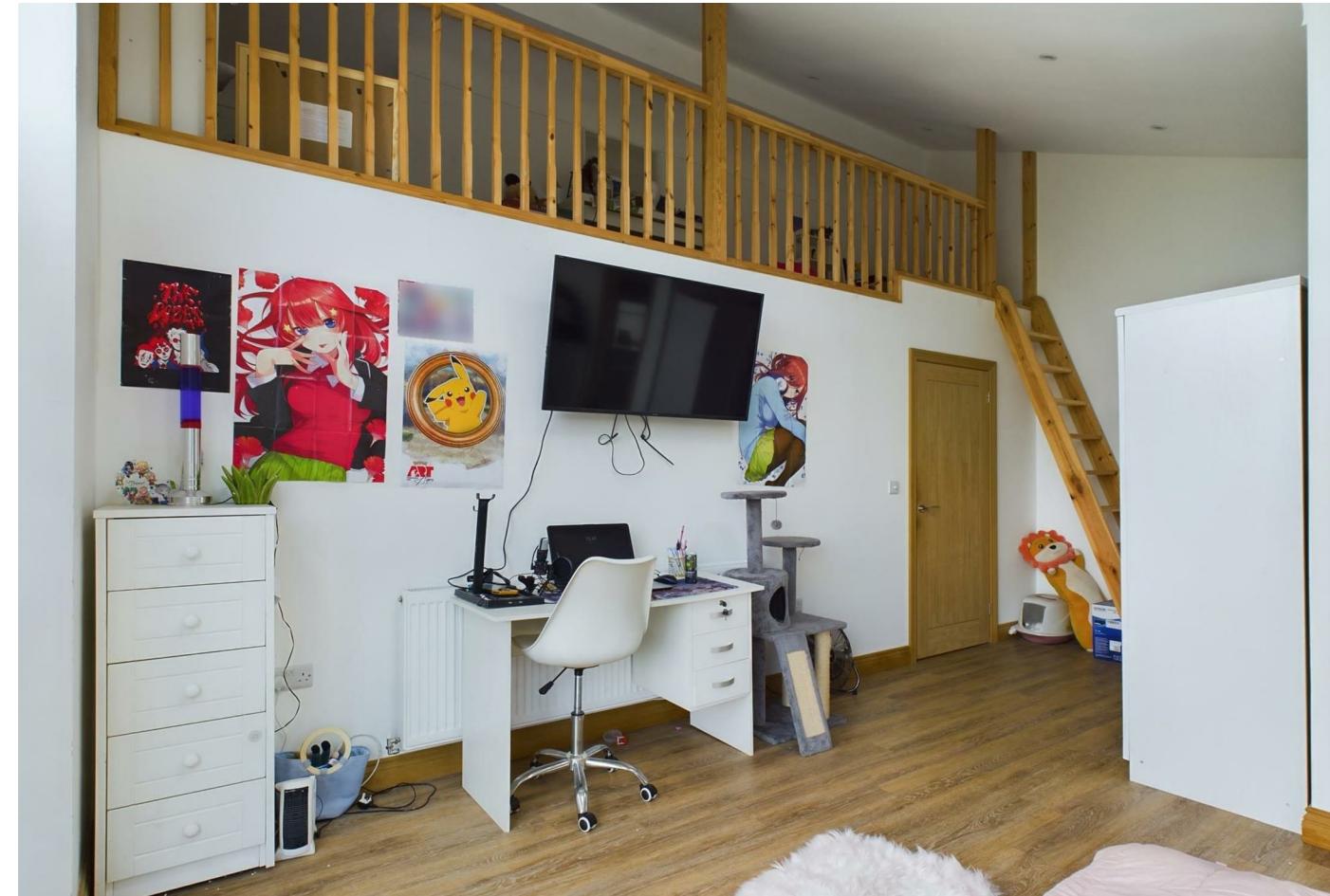
Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents







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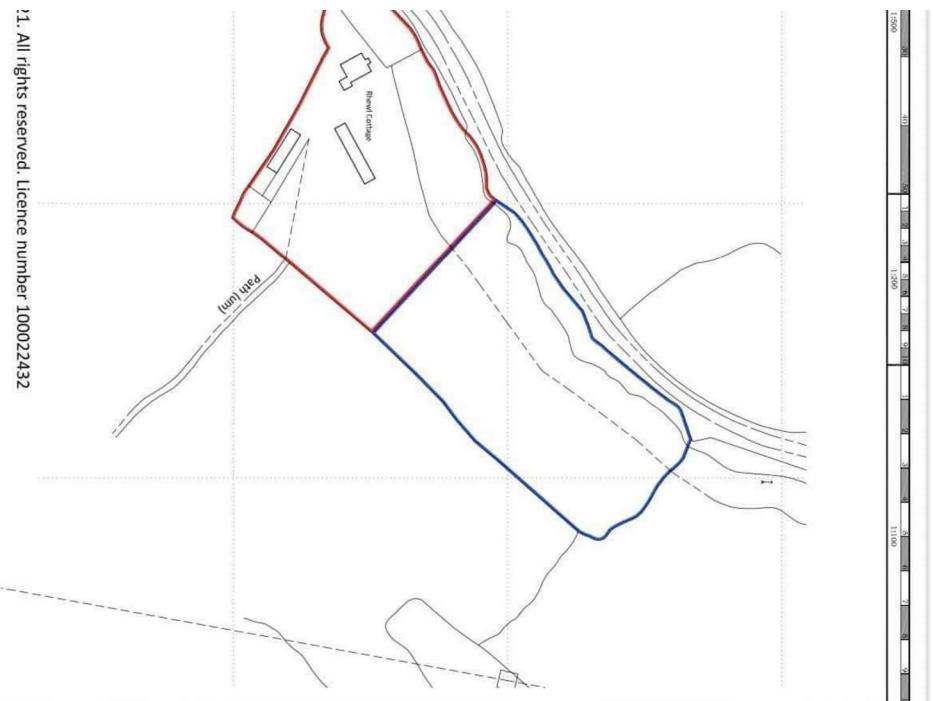
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Energy Efficiency Rating		
	Current	Prospective
Very energy efficient - lower running costs		
(92 plus) A	B	86
(81-91) B	C	67
(70-80) C	D	
(55-69) D	E	
(39-54) E	F	
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Prospective
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	B	
(81-91) B	C	
(70-80) C	D	
(55-69) D	E	
(39-54) E	F	
(21-38) F	G	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		





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