



Green Farm

Rossett | Wrexham | LL12 0DP

£775,000

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Located centrally within the sought-after village of Rossett, Green Farm is a detached, characterful family home offering four double bedrooms and a blend of original features with modern upgrades. Period details include high skirting boards, original doors, traditional tiling and stonework. The accommodation comprises a welcoming reception dining hall running across much of the front of the property, rear porch with storage, three reception rooms including an office, living room and sitting room, and an impressive open-plan kitchen/dining and family room, along with a downstairs WC. To the first floor, an L-shaped landing with storage leads to four double bedrooms and a family bathroom. The principal bedroom benefits from a newly fitted en-suite shower room, while two further bedrooms include pedestal wash hand basins, perfect for guests. Externally, the property is accessed via electric gates leading to a private driveway running alongside the property to a spacious rear parking area. There is also a detached outbuilding and WC with power and lighting. The rear garden is mainly laid to lawn with mature trees and hedging, offering privacy, and features a timber-built BBQ and bar area with power and lighting. Green Farm enjoys a central village location within walking distance of Rossett's shops, cafés, restaurants, public houses and primary school. Excellent transport links include regular bus services to Chester and Wrexham, along with easy access to the A483, A55, Chester Business Park and the M56.

- DETACHED FOUR DOUBLE BEDROOM FAMILY HOME
- CHARACTER FEATURES WITH MODERNISATION COMPLETED
- RECEPTION DINING HALL, REAR PORCH AND DOWNSTAIRS WC
- ADDITIONAL THREE SPACIOUS RECEPTION ROOMS
- OPEN PLAN KITCHEN WITH ADDITIONAL DINING AREA/FAMILY ROOM
- PRINCIPAL WITH EN-SUITE SHOWER ROOM
- DETACHED OUTBUILDING
- PLEASANT GARDEN WITH OUTSIDE BAR/BBQ AREA
- GATED ENTRANCE AND PARKING FOR MULTIPLE VEHICLES
- SOUGHT AFTER RESIDENTIAL LOCATION OF ROSSETT



Location

Green Farm is ideally located for families and couples seeking a centrally positioned yet characterful village home. Securely set behind electric double gates, the property enjoys an outlook across a nearby park and is within walking distance of local pubs, restaurants and cafés.

Reception Dining Hall

Sheltered porch and hardwood glazed door leads into this spacious reception dining hall with three uPVC double glazed windows to the front and side elevation. Parquet effect tiled flooring, two panelled radiators, three wall lights, space for dining table, stairs rising to first floor, doors leading to three spacious reception rooms, downstairs WC and kitchen/dining area.

Office/Snug

Three uPVC double glazed windows to the front side and rear elevation. Multi-fuel burner set on a brick and stone surround with wooden mantle. Two panelled radiators, ceiling light point, carpet flooring, door leading to rear porch area.

Living Room

Hardwood glazed French door lead to the living room with two uPVC double glazed windows to the rear elevation. Multi-fuel burner with stone surround and wooden mantle. Feature shelf with beam, parquet effect tiled flooring, two ceiling light points, panelled radiator and additional doors to the rear porch and sitting room.

Sitting Room

Additional generous reception room featuring exposed beams, uPVC double glazed window to the rear, multi-fuel burner set in an alcove on a tiled hearth, built in shelving, ceiling light point, panelled

radiator, glazed window into hall and door to living room.

Open Plan Kitchen/Breakfast/Family Room

A spacious and beautifully appointed open-plan kitchen/breakfast area, fitted with a range of bespoke wall, drawer and base units, complemented by coordinating work surfaces. A substantial central island incorporates double integrated electric ovens, additional storage and a breakfast bar providing informal seating. Further integrated appliances include a dishwasher and an induction hob with extractor above, while a Belfast sink with mixer tap is inset into the work surface with an integrated drainer. There is space for a fridge-freezer, a built-in pantry, access to loft storage, and the room benefits from two ceiling light points. The kitchen is finished with tiled flooring incorporating underfloor heating, a panelled radiator, a uPVC double-glazed window to the front elevation and uPVC double-glazed French doors opening onto the rear garden. A hardwood stable door provides access to the side patio area.

The space flows seamlessly into an additional dining and family area, featuring uPVC double-glazed windows to both the front and rear elevations. A concealed utility area offers space and plumbing for a washing machine and tumble dryer with a wooden work surface above. The tiled flooring with underfloor heating continues throughout, complemented by recessed LED lighting, a panelled radiator and a door leading to the hallway.

Downstairs WC

Two piece suite with low-level WC and pedestal wash hand basin. Wall light point, tiled flooring, panelled radiator and uPVC double glazed window to the front elevation.





Landing Area

The landing area is an 'L' shaped corridor style comprising of two built in storage cupboards, alcove above stairwell with window to front, two additional uPVC double glazed windows to the front, carpet flooring, two panelled radiators, four ceiling light points, doors to four bedrooms and family bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and door into en-suite shower room.

En-suite Shower Room

Modern three piece suite comprising a low-level WC, wash hand basin set on storage unit and double walk in mains shower with screen. Chrome heated towel rail, tiled floor, part tiled walls, recessed LED lighting, extractor and uPVC double glazed frosted window to the front.

Bedroom Two

UPVC double glazed window to the rear elevation. Pedestal wash hand basin, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Pedestal wash hand basin, carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

Three piece family bathroom comprising low-level WC, pedestal wash hand basin and 'P' shaped bath with electric shower over. Tiled flooring, shave point, extractor, recessed LED, chrome heated towel rail, tiled walls and uPVC double glazed frosted window to the front elevation.

Outhouse

Detached building with power, lighting, tiled flooring, window to rear and built in shelving. There is also an outside WC attached to the outbuilding.

Frontage and parking

Accessed via electric remote control double gates within a brick boundary wall, there is also a remote answering intercom, beyond the gates there is a graveled driveway/courtyard. From this initial area there is a shared access to the 3 barn cottage conversions. A second timber gate leads to the generous parking areas large enough for cars, caravan or boat to the side and rear of the property.

Outside

There are established shrubberies and hedging to the front elevation and access either side of the property via double timber gates, with the left leading to the side patio and outhouse area and right hand side leading to the parking area. The rear garden has a generous lawn area with mature hedging, established trees, shrubberies and flower beds to the borders. There is a timber built bar and BBQ area with power and lighting. There is an indian sandstone patio area which runs alongside the property. Additionally there are outside taps, power sockets and lighting.



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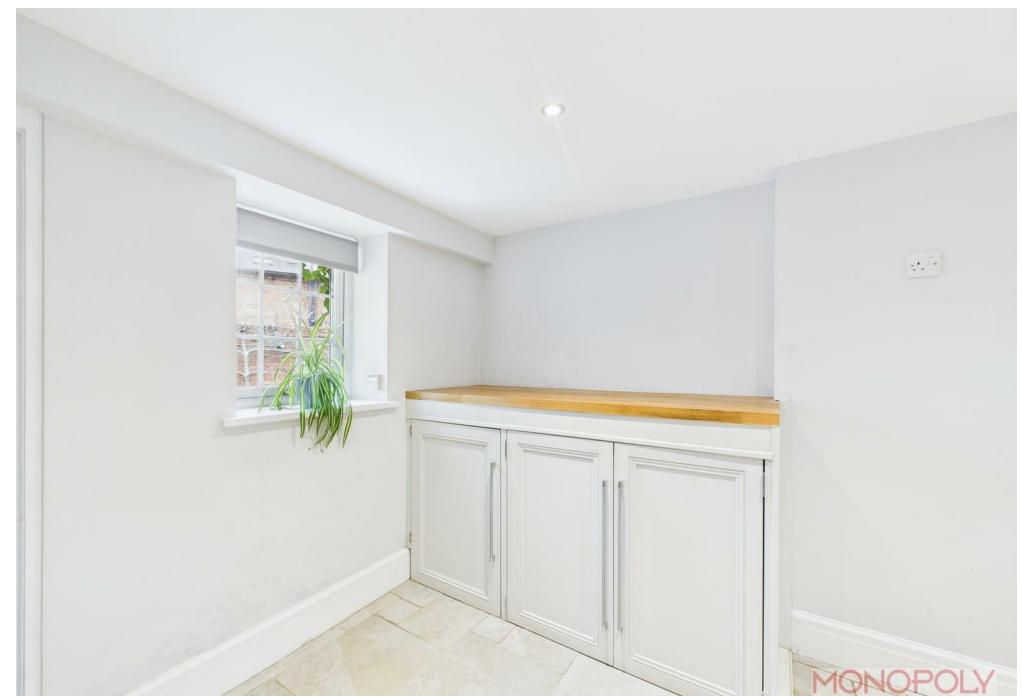
Additional Information

The present owners have been in the property for 4 1/2 years and have made a number of improvements during that time including the following; a French drain installed to the front, new front doors and frames, new back door and frame, new roof to hallway and porch, new radiators in two reception rooms, new ensuite, fitted wardrobe to main bedroom, the chimneys have been re-pointed, new hinges to windows, insulation to porch and hallway, three security cameras installed, new roof to out building and decorated throughout with new carpets. There is an electric gated entrance to the front leading to a shared driveway to the front providing access to three cottages adjacent to the home however the property has its own spacious driveway and parking area alongside and rear.

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 details must therefore be taken as a guide only.





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Approximate total area⁽¹⁾

2527 ft²

234.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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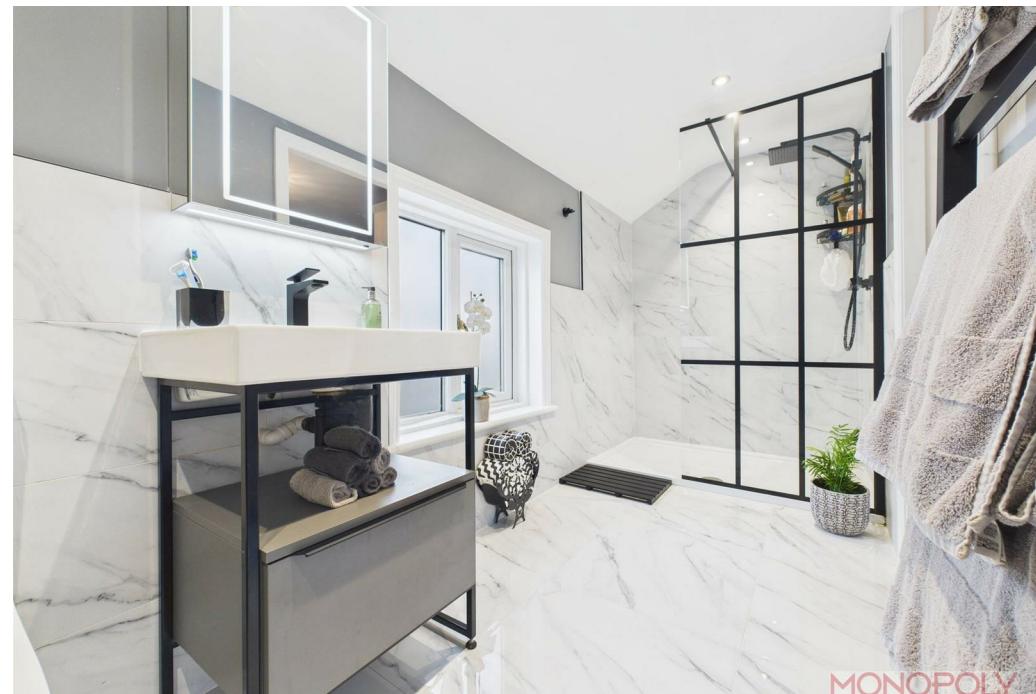
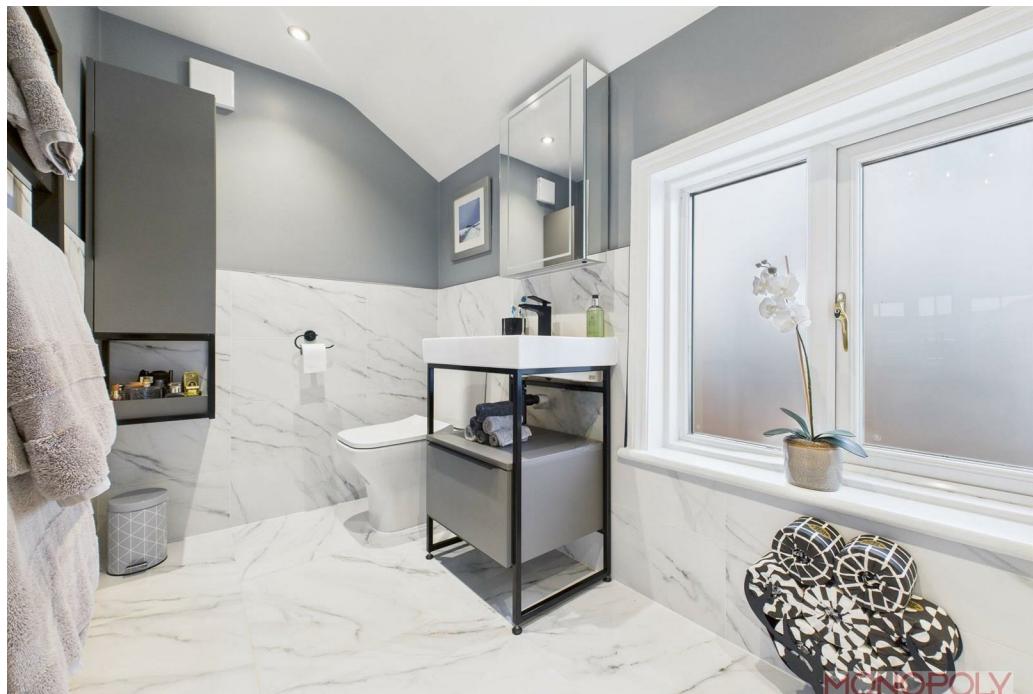
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(B2 plus) A		
(B1-91) B	B		
(B9-60) C	C		
(65-44) D	D		
(39-34) E	E		
(21-0) F	F		
(1-0) G	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

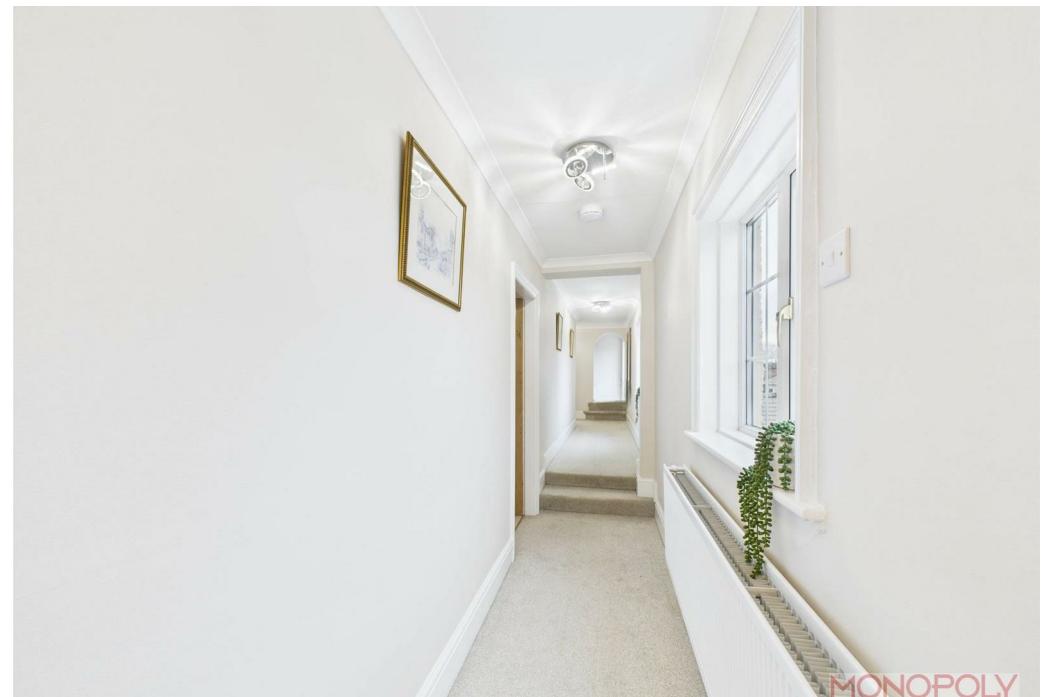
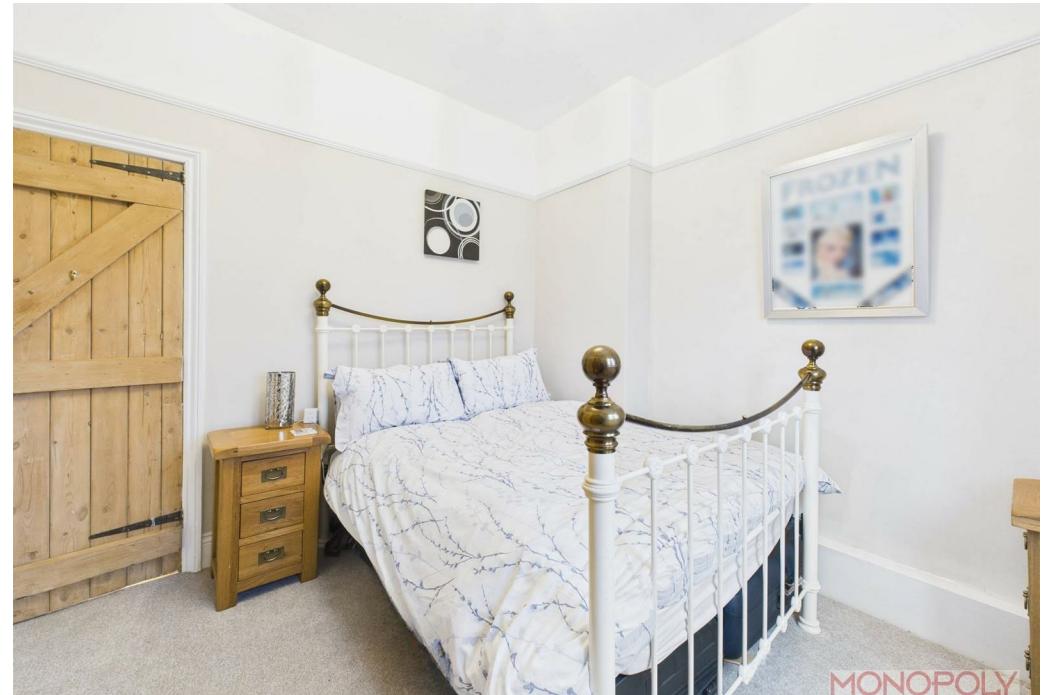
Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(B2 plus) A		
(B1-91) B	B		
(B9-60) C	C		
(65-44) D	D		
(39-34) E	E		
(21-0) F	F		
(1-0) G	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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