

# Town & Country

Estate & Letting Agents

Kiln Lane, Wrexham

Offers Over £815,000



This property is situated on 2.75 acres of land and features beautiful gardens, woodland, and stunning rural views. It includes a spacious four-bedroom house with an attached annex, outbuildings, and ample parking and storage space. Viewing is essential to appreciate its unique features and setting.

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## DESCRIPTION

Situated on approximately 2.75 acres of land, this property features beautifully presented gardens and woodland, offering stunning rural views to the front and overlooking fields to the rear. The substantial four-bedroom property boasts light and spacious internal accommodation, including a generously sized attached annex with its own separate access. To the rear of the property, there is a range of outbuildings that include an oversized timber garage with three attached carports, three additional garages, a separate log store, and timber access opening to the rear woodland. There is also ample further parking, turning space, and storage available on the property grounds. Viewing this property is essential to fully appreciate its unique features and setting.



## LOCATION

Cross Lanes is a charming area situated in Wrexham, known for its quaint and picturesque setting. It features a cluster of historic buildings and houses, surrounded by green fields and countryside.

The area is well-connected to Wrexham

town centre and other nearby villages, making it a popular choice for commuters. Cross Lanes also has a number of amenities, including shops, schools, and parks, making it a convenient and family-friendly place to live.



## DIRECTIONS

From the Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn left onto Regent Street, Regent Street turns right and becomes Hill Street, continue onto Vicarage Hill, turn left onto Brook Street, continue onto St Giles Way, turn right onto Salop Road/A525, continue to follow A525, turn right onto Overton Road/A528, turn left onto Pentre Nant Lane/B5130, continue to follow B5130. The destination will be on the left.

## PORCH

The property is entered through a UPVC double glazed front door featuring stained glass windows to the side elevation. A quarry tiled floor welcomes you, and a solid oak door opens to the entrance hall.



## ENTRANCE HALL

13'4" x 5'4"

The entrance hall features timber laminate flooring and includes a radiator. Stairs lead up to the first-floor accommodation, with a cloaks cupboard located underneath. Doors open to the study and the cloakroom WC, while glazed doors provide access to both the kitchen and the living room.



## STUDY

8'8" x 5'8"

The study features a window facing the side elevation, radiator, and timber flooring. It includes a door that opens to the sitting room.



## CLOAKROOM WC

The cloakroom WC is installed with a low-level WC and a wash hand basin with a vanity unit below and a storage cupboard above. The splashback is tiled, and the flooring is ceramic tiled. There is an extractor fan in the wall, and an opaque window faces the rear elevation.



## KITCHEN

23'9" x 11'3" max

(Measurements include utility room)

The kitchen is fitted with a range of wood grain-effect shaker style wall, base, and drawer units, complemented by solid wood work surfaces. It includes a stainless steel one and a half bowl sink unit with a mixer tap and tiled splashback. There is ample space for a range-style cooker with a stainless steel extractor hood above, as well as an integrated dishwasher and housing space for an American style fridge freezer. The kitchen features a radiator, ceramic tiled flooring, and triple aspect windows facing the front, side, and rear elevations. A glazed door opens to the

dining room, and a second glazed door leads to the utility room.

## UTILITY ROOM

The utility room is equipped with fitted cream wall and base units complemented by stainless steel handles, housing a stainless steel single drainer sink unit. It features ceramic tiled flooring and includes a fitted floor-to-ceiling laundry/store cupboard with hanging space for coats, a shoe rack, and a chrome heated towel rail. Additionally, there is space and plumbing for a washing machine and dryer, with the Worcester boiler located above.



## DINING ROOM

11'6" x 9'2"

The dining room features timber laminate flooring, a window to the side elevation with a radiator positioned below, and glazed double doors that open to the living room. There is also an open thoroughway leading to the sunroom.



## SUNROOM

14'4" x 5'8"

The sunroom continues the timber laminate flooring from the dining room and features windows facing the front garden, framing lovely views. A UPVC double glazed door on the side elevation opens to the garden, adding convenience and accessibility.



## LIVING ROOM

18'3" x 11'6"

The living room is a double-aspect room with windows facing the front and side elevations, offering ample natural light. It features timber flooring, a radiator for comfort, and a striking cast-iron log burner set upon a slate hearth, accented by an Adams-style surround. This setup not only enhances the room's aesthetic appeal but also provides a cosy atmosphere.



## FIRST FLOOR LANDING

The landing features a large stained glass window facing the rear elevation, providing natural light and a touch of character. It provides access to the loft and has doors leading off to all four bedrooms and the family bathroom.



## FAMILY BATHROOM

7'8" x 8'6"

The family bathroom includes a built-in corner airing cupboard and features a white four-piece suite comprising a panel bath with a mixer tap and handheld shower extension, a corner shower enclosure with a thermostatic shower, a pedestal wash hand basin, and a low-level WC. It is equipped with a chrome heated towel rail and has fully tiled walls. Two opaque windows face the rear elevation, providing privacy and natural light. Recessed downlights in the ceiling and an extractor fan complete the amenities of this well-appointed space.

maple-style woodgrain unit that incorporates a wardrobe with a luggage cupboard above, a dressing table, and a window seat offering views of the front garden. Below the window seat are storage drawers. The room also includes a radiator, and a door opens to the ensuite shower room.



## ENSUITE SHOWER ROOM

9'5" x 3'2"

The ensuite shower room is installed with a modern white suite, which includes a low-base shower enclosure with an electric shower, a dual flush low-level WC, and a pedestal wash basin. It features a chrome towel rail, partially tiled walls with recessed downlights, and an extractor fan set within the ceiling. Additionally, there is a floor-to-ceiling shelved storage cupboard and a opaque window facing the side elevation, providing natural light and storage convenience.



## SITTING ROOM

20'3" x 15'0"

The sitting room features a bay window with double glazed timber frame facing the front elevation, along with additional windows overlooking the rear garden. It includes a radiator for warmth and an open fire set within a marble hearth, complemented by an Adams-style surround. A door connects to the main property, providing access to the annex. The sitting room can either be used by the main house or attached annex which would make it a three bedroom annex.



## BEDROOM ONE

12'1" x 10'5"

Bedroom one is fitted with a light



## BEDROOM TWO

12'9" x 9'8"

Fitted with a range of bedroom units, including wardrobes, a dressing table,

corner shelving, bedside cabinets, and a luggage cupboard canopy, this room is both functional and stylish. A window faces the side elevation, with a radiator positioned below it for comfort.



### BEDROOM THREE

10'6" x 9'1"

The third bedroom features a built-in corner wardrobe and light wood grain maple-style fitted wardrobes, complete with a luggage cupboard canopy and matching drawers.



### BEDROOM FOUR

11'0" x 8'1" max

Bedroom four includes a window facing the side elevation, a radiator, and is fitted with a range of floor-to-ceiling wardrobes. Above the wardrobes are luggage cupboards, and there is a canopy above the bed, adding both storage and decorative elements to the space.



### ANNEX

The attached annex which is currently utilised as a successful holiday let, can function as either two or three bedrooms, depending on how the sitting room of the main house is utilized. It features a completely separate glazed entrance door located at the rear of the property. Upon entry, there is a timber laminate floor entrance hall with a radiator and coat hanging area, complete with storage cupboards above. Doors open off this hall to the living/dining room, both bedrooms, the bathroom, and an open throughway that leads to the kitchen. This layout offers flexibility and privacy for the occupants of the annex



### KITCHEN

8'6" x 8'2"

The kitchen in the annex is fitted with wall, base, and drawer units, complemented by wood-effect work surfaces. It includes a double bowl sink unit with a drainer and mixer tap, tiled splashback, and display cabinets. Timber-framed double glazed windows

face the rear and side elevations. There is ample space and plumbing for a washing machine, along with space for a cooker with an extractor hood above, and room for a low-level fridge.



### LIVING/DINING ROOM

15'4" x 10'2"

The living room/dining room features timber laminate flooring and two double glazed timber-framed bow windows facing the front elevation, each with radiators positioned below them.



### BEDROOM ONE

12'5" x 8'4"

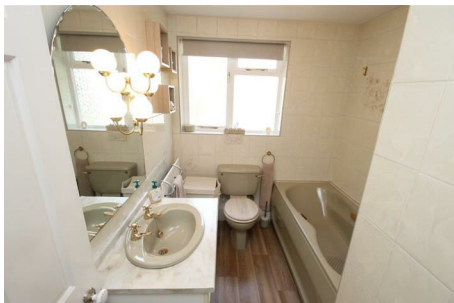
With a radiator and a double glazed timber framed window to the side elevation.



## BEDROOM TWO

9'2" x 8'3"

Having a radiator and double glazed timber frame window, facing the rear elevation.



## BATHROOM



## EXTERNALLY

The property is accessed through an impressive gateway leading to ample gravel off-road parking and turning space positioned to the side. The front and side of the property are adorned with beautifully tended, colourful mature gardens. The gravel driveway extends to a tarmac parking area featuring three timber carports with power and light, adjacent to an integrated timber garage also equipped with power and light.

Across from the carports are three additional garages, each with power and light, accessible through double timber doors and an up-and-over garage door respectively. Adjacent to the garages is an enclosed log store, also equipped with power and light, providing three separate spaces for log storage. In the rear corner of the brick built garage is an outside toilet and sink with electric hot water heater. Behind the log store is a area of paviments and flags for parking of a large touring caravan.

To the rear of the parking area, a farmhouse gate opens to further parking space with ample room for manoeuvring and turning. This area serves as the entrance to a stunning woodland, extending to the rear with well-maintained trails and a variety of different species of trees.



## ADDENDUM

The property is serviced via LPG heating and has its own septic tank.

The property includes ample grounds, and with the correct planning permission, it would be possible to develop future leisure facilities, providing an additional source of income.





YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.



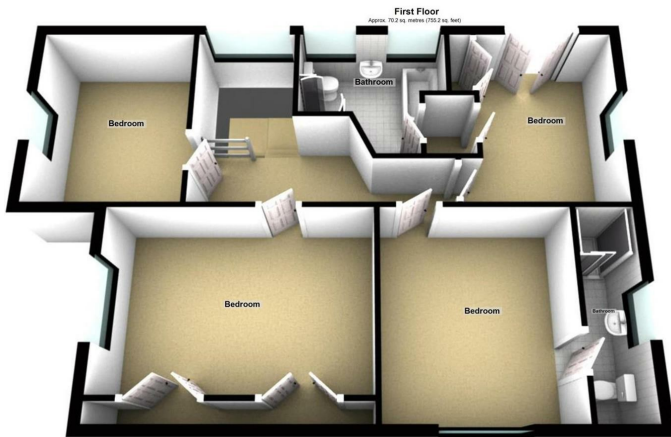
### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Tenure: Freehold Council Tax Band: G £3357

### MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	