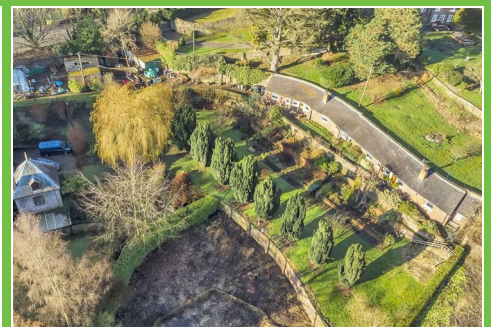


Town & Country

Estate & Letting Agents



Queen Ann Cottage , Whitehurst Gardens, LL14 5AS

Offers In The Region Of £650,000

Town and Country Oswestry offer an extremely rare opportunity to purchase a true piece of history. Nestled in the charming area of Whitehurst Gardens, this delightful detached Grade II* listed cottage offers a perfect blend of comfort and character. Forming part of the original Chirk Castle Estate and gardens with a wealth of history and character, the property is an absolute treasure and has been lovingly cared for by its present owners. The walled gardens and expertly planted grounds simply add to its appeal with the crown jewel of the garden being the original stone steps that lead to the upper levels. As well as the cottage, the sale will include two Grade II listed single storey dwellings that have been modernised to a good standard. These give the opportunity for guest accommodation or for creating an income from letting. Surrounded by the picturesque scenery, this cottage is not only a home but also a gateway to the beauty of the local area. Whether you enjoy leisurely walks in nature or exploring nearby amenities, this location offers a delightful lifestyle. For those seeking a charming and comfortable home in a serene setting it is a property that truly deserves your attention.

Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham. Continue along at the Gledrid roundabout and at the Black Park (McDonalds) roundabout turn left towards Llangollen. At the next roundabout continue straight ahead towards Llangollen and take the first turning on the right signposted Whitehurst Gardens. The entrance to the driveway will be found on the left hand side. Please note that the top driveway will lead to the bungalows and the lower driveway will lead down to the cottage.

Location

The property is situated in an idyllic 'tucked away' position on the outskirts of Chirk in a small area know as Whitehurst Gardens. Chirk town is just a five minute drive away and offers all daily amenities including restaurants and two small supermarkets. The famous and vibrant town of Llangollen is also just a 10 minute drive away offering a real diverse cultural scene with lots of outdoor pursuits and activities. Good road links connect the property to larger towns such as Shrewsbury and the city of Chester. Near by rail links also offer great transport connections to North Wales and England.

History



The property and its gardens are steeped in history and were formerly part of the Chirk Castle estate and gardens. Many of the features of the property and the grounds still remain including the walled garden areas and the original stone steps leading to the top levels. Records indicate that the cottage dates back to before 1653. It is believed to be one of three such buildings in the garden and the only one still remaining today. An entry in the Chirk castle accounts for the 23rd of June 1653 states "paid Richard Griffiths to pay the smith at Eaton Green for 10 weather cocks for the new summerhouses at the garden".

Accommodation Comprises



Kitchen 8'5" x 6'11" (2.57m x 2.12m)



The kitchen is accessed from the lower level of the cottage and has a stable door leading out to the courtyard and sitting area. There is a window to the rear, quarry tiled flooring, stainless steel single drainer sink with a mixer tap over, part tiled walls, fitted base and wall units in oak with work surfaces over, electric double oven, Neff ceramic hob with a stainless steel splashback and a chimney style extractor. An archway leads through to a further kitchen area with shelving, fitted unit and quarry tiled flooring. There is also space for a fridge/ freezer and a radiator. A door leads through to the bathroom and steps lead up to the first floor rooms.

Additional Photo



Family Bathroom 7'0" x 5'1" (2.15m x 1.56m)



The family bathroom has a window to the side, fitted corner bath with a mixer tap over, radiator, quarry tiled flooring, part tiled walls, Triton electric shower over the bath, linen cupboard with hot water tank and an electric wall heater.

Cloakroom

The cloakroom has a window to the side, wall mounted wash hand basin with a mixer tap over, low level w.c., radiator and a quarry tiled floor.

Lounge 15'8" x 15'5" (4.79m x 4.72m)



The beautiful characterful lounge has the original windows to the rear and the side with decorative detailing and views over the garden, there is a window to the side, a door leading out to the garden, radiator, exposed ceiling beams and structural timbers and a focal log burning stove inset with an Oka beam over and a slate hearth. A doorway gives

access to the staircase that leads to the second floor and bedrooms.

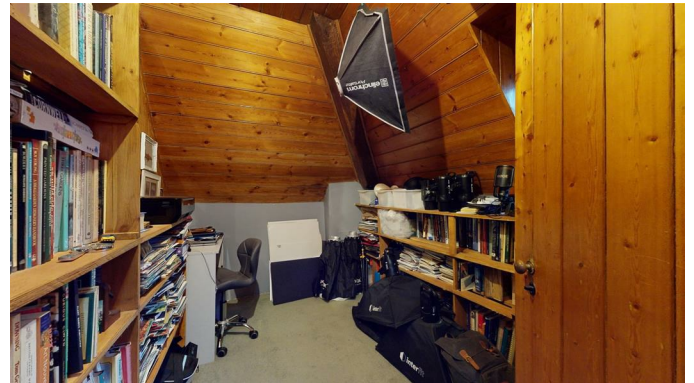
Additional Photo



Second Floor

There is a radiator and doors leading to the two bedrooms.

Bedroom Two 10'1" x 8'6" (3.09m x 2.7m)



The second bedroom has a window to the front, shelving and a vaulted panelled ceiling.

Bedroom One 13'6" x 7'5" (4.12m x 2.28m)



The first bedroom has a window to the rear overlooking the garden, built in wardrobes and shelving and a vaulted panelled ceiling.

To The Outside

The property is approached from the main road along a tree lined lane that leads down to the cottage.

Driveway



A five bar farm gates opens onto a gravelled parking area and turning for several vehicles.

Gardens



The gardens to the side of the driveway are lawned with various trees and shrubs. A block paved pathway at the side of the house leads down to the lower level and entrance into the kitchen. The extensive gardens wrap around the property and have been lovingly cared for and tended by the present owners to create a truly magical haven of both native and tropical species. The well stocked borders have been carefully planted to create colour all year around with native and tropical ferns and palms along with rare species of plants and shrubs not normally found to thrive in the UK. The gardens run across to the terraced walled garden areas and entertaining spaces.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Entertaining Areas



There is a gravelled and paved entertaining space located in front of the kitchen having a brick paved floor, outside lighting and covered pergola. A fantastic space to relax and entertain in all weather and to take in the views across the beautiful gardens. Further gravelled and planted areas lead to a small ornamental pond and the original stone garden steps that lead to the upper levels.

Additional Photo



Additional Photo



Stone Staircase



The wide stone staircase is another fantastic feature of this stunning property and really adds to the history and the charm.

The Walled Gardens



The walled gardens are very well preserved and give a sense of history. There are extensive lawned and shrubbed areas with specimen planting and screening to the bungalows. Last year the gardens were opened by the National Garden Scheme for enthusiasts to walk around and take in the beautiful surroundings and rare species of plants.

Additional Photo



Additional Photo



Top Driveway



Additional Photo



One West Bungalow



The Bungalows



The two bungalows located in the grounds are accessed from a separate gated driveway that leads down to the parking area for the two properties. There are two garages, greenhouse and a large timber shed along with the foundations of a further cottage that would have sat on the site.

One West bungalow is a single storey dwelling running along the boundary of the gardens for the main house. The bungalow currently has a long standing tenant in situ and offers the potential purchaser an income stream.

Lounge 20'1" x 9'4" (6.14m x 2.86m)



The spacious lounge has two windows to the front, radiator, stable door to the front with pretty stained glass inset, floorboards, brick fireplace with an inset log burning stove and alcove shelving. Doors lead to the kitchen and the bedroom.

Kitchen/ Dining Room 16'0" x 10'0" (4.89m x 3.06m)



The kitchen/ dining room has a range of fitted base and wall units with contrasting work surfaces, two windows to the front overlooking the garden, stainless steel sink with a mixer tap over, space for a fridge, radiator, plumbing for a dishwasher and washing machine, electric double oven and ceramic hob, chimney style extractor fan, part tiled walls, spotlighting and access to the loft.

Bedroom 15'0" x 9'7" (4.59m x 2.93m)



The double bedroom has a radiator and a window to the front overlooking the garden.

En suite Bathroom 10'6" x 9'3" (3.22m x 2.83m)



The good sized bathroom has a radiator, low level w.c. ,a window and door to the front garden, wash hand basin with a mixer tap over, panelled bath with a Triton electric shower over and glass screen, part tiled walls, spotlighting, vinyl flooring, access to the loft and an airing cupboard off.

To The Outside

To the front is a pretty garden with a lawned and paved area to sit out and enjoy the scenery. A pathway leads along to the parking area and access to the top gated driveway.

Two West Bungalow



Two West bungalow is also a single storey dwelling that is built against the original boundary wall that runs along the edge of the property. The property will be vacant in readiness for the sale of Queen Ann Cottage. This is a great opportunity for guest accommodation or to rent out to create a further income stream.

Hallway 9'2" x 6'10" (2.80m x 2.09m)

The reception hallway has a window and door leading out to the front, radiator, wood flooring and doors leading to the shower room and the kitchen.

Shower Room

The modern shower room has a low level w.c. , wash hand basin with a mixer tap over, shower

cubicle, fully tiled walls, vinyl flooring, shaver point and an extractor fan.

Lounge 16'1" x 9'3" (4.92m x 2.84m)



The bright lounge has two windows and a door leading out to the front, radiator and an attractive brick inglenook fireplace with a log burning stove inset. A door leads through to the kitchen.

Kitchen/ Dining Room 15'3" x 9'3" (4.66m x 2.82m)



The well appointed, modern kitchen is fitted with base units with contrasting work surfaces over, two windows to the front overlooking the garden, Belfast sink, plumbing for a washing machine, space for a dishwasher, vinyl flooring, cooker point, radiator, wall cabinet and plate rack, shelving and space for a fridge/ freezer. A door leads to the bedroom.

Bedroom 17'11" x 8'6" (5.47m x 2.60m)



The good sized double bedroom has a window to the front, radiator, built in wardrobe and a door leading to the en suite.

En Suite Bathroom 7'1" x 5'2" (2.17m x 1.58m)



The en suite has a window to the front, radiator, low level w.c., wash hand basin, panelled bath with a Triton electric shower over, vinyl flooring and an extractor fan.

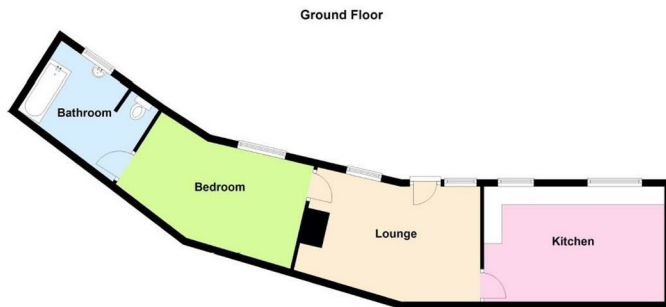
To The Outside

To the front of the property there is a lovely patio area with shrubbed flower beds ideal for sitting out and relaxing. Steps lead from the property down to the walled gardens that run around Queen Ann Cottage. There is also access along the front of the property to the parking areas and the top driveway.

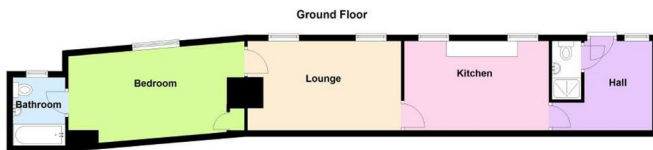
Cottage Floorplan



West Bungalow One



West Bungalow Two



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour

Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band F.

The two bungalows are both freehold and the council tax is payable to Wrexham County Council and we believe them to be in Band B.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

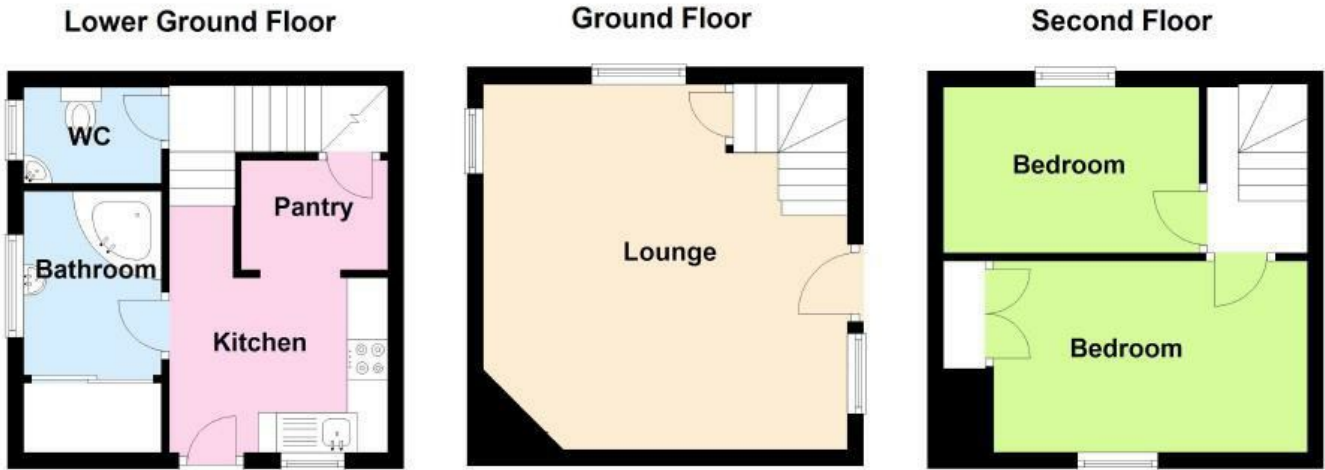
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in

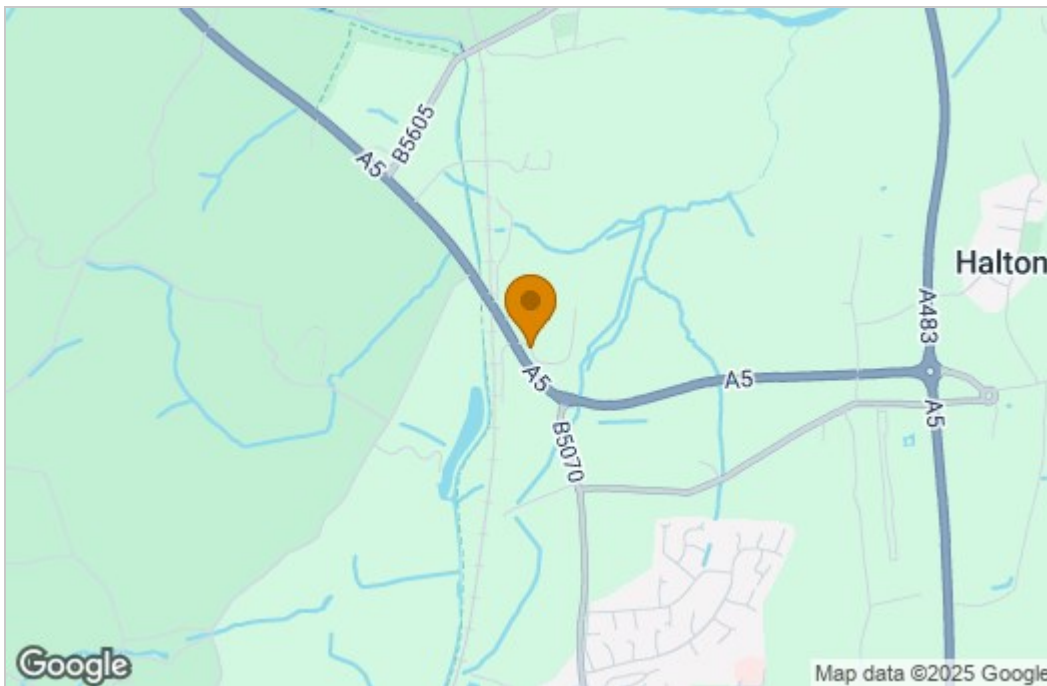
these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

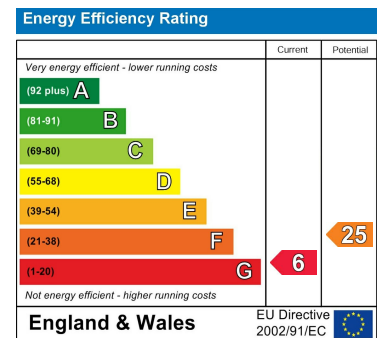
Floor Plan



Area Map



Energy Efficiency Graph



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