

# Town & Country

Estate & Letting Agents



**6 Forest Hills, Chirk, LL14 5BA**

**Offers In The Region Of £325,000**

Tucked away within the highly desirable Forest Hills area of Chirk, this enchanting semi-detached stone cottage enjoys an idyllic setting surrounded by its own exceptionally large, private gardens. Sympathetically enhanced by the current owner, the property beautifully balances its wealth of original character with tasteful modern improvements, resulting in a home that is ready to move straight into while retaining all the charm and individuality one would expect from a cottage of this nature.

The accommodation is both welcoming and surprisingly spacious. From the moment you step inside, the cottage exudes warmth and character, with inviting reception rooms providing comfortable spaces in which to relax, entertain family and friends, or simply enjoy the peaceful surroundings. The traditional proportions and abundance of natural light create a bright yet cosy atmosphere throughout, making every room feel both practical and inviting.

This delightful cottage presents a unique opportunity to acquire a home of genuine charm and individuality, ideal for those seeking a peaceful lifestyle without compromising on convenience. Early viewing is highly recommended to fully appreciate the setting, space and character this exceptional home has to offer.

## Directions



From our Oswestry office proceed out of the town onto the Gobowen Road. At the roundabout take the first exit towards Wrexham and Llangollen. Continue to the next roundabout and take the third exit for Wrexham. Proceed along to the next roundabout and take the first left towards Llangollen. At the bottom of the hill take the first left towards Chirk. Take the first left again towards Halton and Black Park. Proceed for half a mile and turn left onto a lane signposted (dead end). The property and parking will be found on the left after 300 metres.

## The Location

Set in picturesque surroundings just on the edge of Chirk Village with its lovely shops, public houses and restaurants along with schools and a health centre, residents can enjoy the beauty of nature right on their doorstep and still have the convenience of facilities nearby. The area is known for its scenic walks and tranquil environment making it an ideal location for those who appreciate the outdoors. Although this lovely cottage is nestled in the country, its only 5 minutes from the A5 and A483 road networks for easy commuting to Llangollen, Wrexham, Shrewsbury, Telford and the city of Chester. Chirk also has the benefit of a railway station providing services to Birmingham, and Manchester.

## Accommodation Comprises

## Kitchen/ Dining Room 15'5" x 12'5" (4.70m x 3.80m)



The generously proportioned kitchen/dining room forms the heart of the home, offering a wonderfully welcoming space that is perfectly suited to both everyday family life and entertaining. Combining character with practicality, the room provides ample space for a dining table, creating an inviting setting for relaxed meals and social gatherings.

The kitchen is fitted with an attractive range of base and wall-mounted units complemented by contrasting work surfaces, providing plenty of storage and preparation space. A ceramic hob with an electric oven beneath is accompanied by a one-and-a-half bowl sink with a mixer tap, while there is designated space for a fridge/freezer, plumbing and space for a washing machine, and additional space for a tumble dryer/dishwasher.

Adding to the cottage's charm, a traditional stable door opens directly onto the front garden, while a window to the front elevation enjoys delightful views across the garden, allowing natural light to flood the room. Further features include a recently installed Grant oil-fired boiler. There is a traditional school-style radiator, part-tiled walls, a coved ceiling and a slate-effect tiled floor, all combining to create a room that is as practical as it is attractive.

A staircase rises to the first-floor accommodation, while a door leads through to the cosy and inviting lounge, creating an easy and natural flow throughout the ground floor.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



## Lounge 13'9" x 13'1" (4.20m x 4.00m)



The charming lounge is a wonderfully inviting space, effortlessly combining comfort with character. At its heart is a beautiful multi-fuel burning stove, creating an attractive focal point while also being linked to the central heating system, providing both warmth and efficiency throughout the colder months. Radiator.

A window to the front elevation frames pleasant views over the garden, allowing natural light to enhance the room's welcoming ambience, while a radiator ensures year-round comfort. Double doors open seamlessly into the adjoining study/reception room, offering flexibility for those seeking a dedicated home office, reading room or additional reception space, whilst also allowing the two rooms to flow together perfectly when entertaining.

## Additional Photo



## Additional Photo



## Log Burner



## Additional Photo



**Study/ Reception Room 12'5" x 11'1" (3.80m x 3.40m)**



Offering excellent versatility, this bright and spacious reception room is currently utilised as a home study, providing an ideal workspace with delightful views over the gardens. Flooded with natural light from two large windows overlooking the front garden, the room enjoys a pleasant outlook and a bright, airy feel throughout.

Fitted storage cupboards provide practical and discreet storage, while two radiators ensure comfort in every season. A door gives direct access to the front of the property, further enhancing the room's flexibility and convenience.

Suitable for a variety of uses, this adaptable space could equally serve as a family room, playroom, hobby room or, if required, a ground-floor bedroom, making it a valuable addition to the home's well-planned accommodation.

**Additional Photo**



**Additional Photo**



**First Floor Landing**



The pretty first floor landing has a radiator, modern column style radiator, spotlighting, access to the loft and a good sized linen cupboard with shelving. Doors lead to the two bedrooms and the family bathroom.

**Additional Photo**



**Bedroom One 10'1" x 9'7" (3.08m x 2.93m)**



The principal double bedroom is a generously proportioned and peaceful retreat, enjoying delightful views over the front gardens through a large window that fills the room with natural light. Offering ample space for a range of bedroom furniture, the room provides a comfortable and relaxing environment. Further features include a radiator and access to the loft, adding to the practicality of this well-appointed bedroom.

**Additional Photo**



**Additional Photo**



**Bedroom Two 12'9" x 9'7" (3.90m x 2.93m)**



The second double bedroom is another well-proportioned and inviting room, benefiting from dual-aspect windows to the front and side elevations that allow an abundance of natural light to flood the space while offering attractive views over the gardens. Comfortably accommodating a double bed and additional bedroom furniture, the room enjoys a bright and airy atmosphere, complemented by a radiator for year-round comfort.

**Additional Photo**



**Family Bathroom 9'10" x 6'6" (3.00m x 2.00m)**



Beautifully appointed and thoughtfully designed, the family bathroom perfectly complements the

character of the cottage while offering modern comfort and style. The room features an elegant roll-top freestanding bath with central mixer taps and a handheld shower attachment, creating a luxurious focal point and the perfect place to unwind.

In addition, there is a separate corner shower enclosure fitted with a Triton electric shower, providing a practical option for everyday use. The suite is completed by a wash hand basin, a low-level WC and a heated towel rail for added comfort.

A window to the side elevation allows natural light to brighten the room, while recessed spotlights, part-tiled walls and attractive stripped wooden floorboards combine to create a timeless and stylish finish.

#### Additional Photo



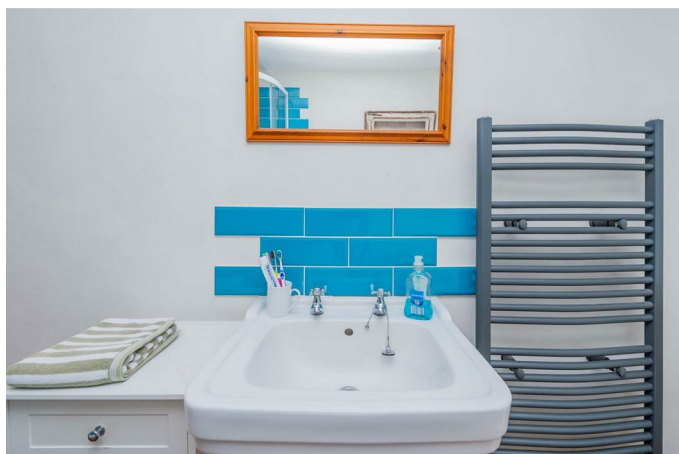
#### Additional Photo



#### Additional Photo



#### Additional Photo



#### To The Outside



The property is approached via a private lane, immediately creating a wonderful sense of peace, privacy and seclusion. A traditional timber gate opens onto a pathway leading down through the gardens to the front of the cottage, providing a charming first impression and enhancing the property's idyllic setting.

Positioned at the entrance to the property is a generous off-road parking area, offering space for several vehicles and providing ample parking for both residents and visiting guests.

## Gardens



The gardens are undoubtedly one of the property's most outstanding features, providing an exceptional outdoor setting that perfectly complements the charm of the cottage. Beautifully maintained and enjoying a high degree of privacy, they offer a peaceful haven in which to relax, entertain and enjoy the changing seasons.

Stretching across a generous plot, a spacious paved terrace extends along the front of the cottage, creating an ideal spot for al fresco dining, morning coffee or simply unwinding while taking in the tranquil surroundings. The secluded position ensures a wonderful sense of peace and privacy.

Beyond the patio, the gardens are predominantly laid to lawn and enhanced by a variety of established shrubs and planting, creating an attractive and colourful backdrop throughout the year. A covered seating and entertaining area provides a superb all-weather retreat, allowing the outdoor space to be enjoyed in every season, whether hosting family and friends or simply relaxing in the shelter of this delightful garden setting.

## Additional Photo



## Sheds



There is a storage and tool shed by the gate along with a larger purpose built L shaped shed at the side of the house ideal for storing garden machinery and drying logs. The garden is fully enclosed by fencing making it ideal for pets and children whilst offering good privacy. Electric laid on.

## Patio



## Private Parking Area



## To the Front



## Additional Photo



## 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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 C.

## 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

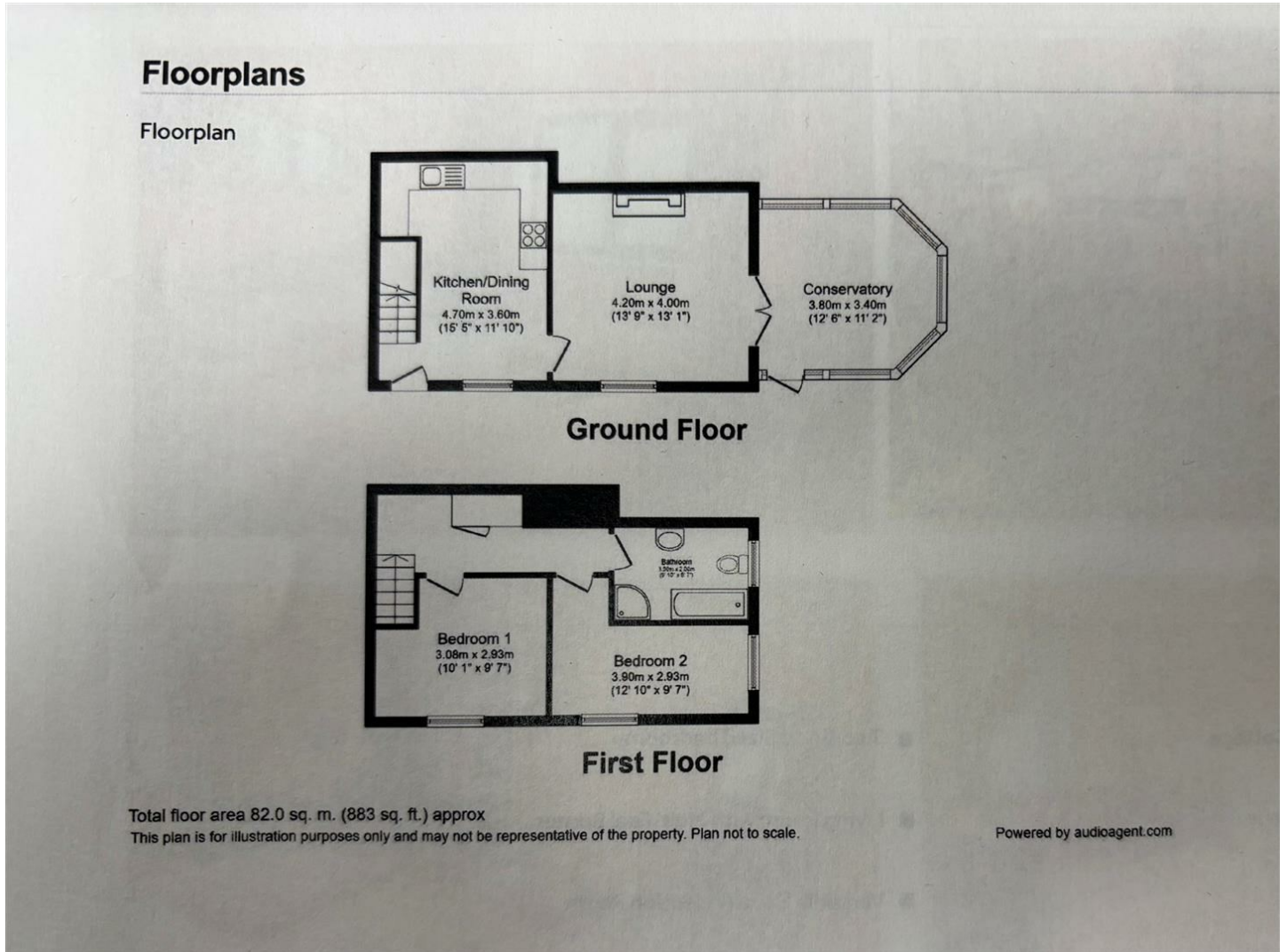
Saturday: 9.00am to 2.00pm

## Additional Information

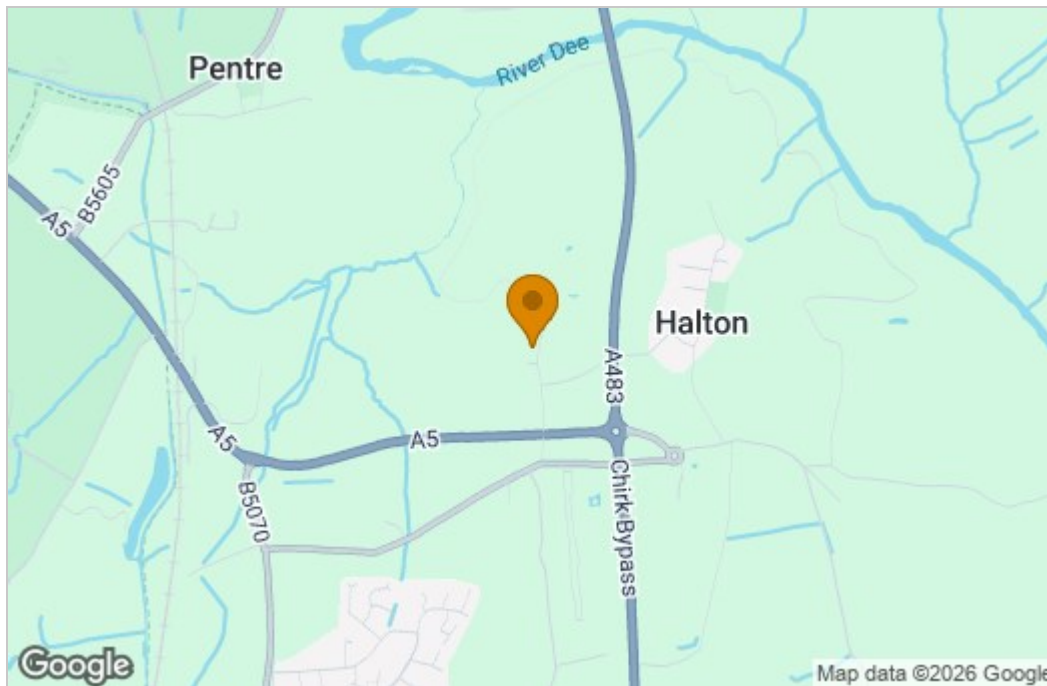
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

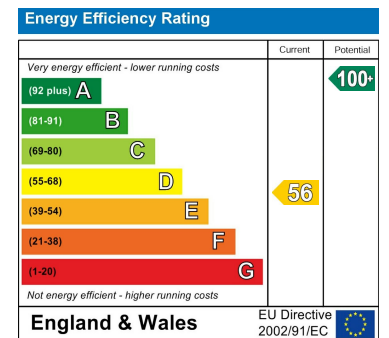
## Floor Plan



## Area Map



## Energy Efficiency Graph



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