



2 PICKHILL HALL
CROSS LANES, NR WREXHAM

JACKSON-STOPS 



**2 PICKHILL HALL, PICKHILL HALL LANE,
CROSS LANES, NR WREXHAM, LL13 0UG**

TOTAL APPROX. GROSS INTERNAL AREA: 2,365 SQ FT / 219.73 SQ M

A GENEROUSLY PROPORTIONED APARTMENT
WITHIN A HANDSOME GRADE II LISTED
COUNTRY HOUSE OCCUPYING A TRANQUIL
RURAL SETTING



DISTANCES

WREXHAM 6.5 MILES

WHITCHURCH 14 MILES

CHESTER 16 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION

- Reception Hall
- Cloaks/w.c.
- Drawing Room
- Dining Room
- Conservatory
- Kitchen
- Pantry
- Back Porch
- Master Bedroom with en-suite Bathroom
- 2 Further Double Bedrooms
- Family Bathroom
- Linen Cupboard

OUTSIDE

- Double Garage
- Parking
- Parkland Setting
- Enclosed Courtyard
- Communal Grounds
- Countryside Views



DESCRIPTION

Pickhill Hall is an impressive period country house with elegant front façade built in the Baroque style being fully deserving of its Grade II listing. The original part of the house is believed to date from 1681 and the principal elevation is early 18th Century comprising three storeys of red brick with stone dressings including a low rusticated base, quoins and pretruding central bay flanked by full height Corinthian pilasters. To the east is a two-storey Victorian wing added in 1866 together with a west wing dating from circa 1990. Originally built as a private house, Pickhill Hall was redeveloped and sub-divided into a number of properties at the end of the 20th Century. Occupying a tranquil rural setting, it is approached via a long private drive with parking and garaging to the rear. 2 Pickhill Hall forms part of the south front comprising a duplex apartment accessed at ground floor level via the original front door beneath a Corinthian porch. The accommodation is extremely generous with a floor area of 2,365 sq ft arranged over two floors and heating is courtesy of night storage and convection heaters. Beyond an impressive reception hall are the principal entertaining rooms which are elegant and well-proportioned rooms with high ceilings and in addition to which there is a conservatory. To the rear of the property is a small kitchen which is perfectly functional but dated, whilst at first floor level there are 3 spacious double bedrooms served by two bathrooms which would again benefit from being upgraded.

LOCATION

2 Pickhill Hall occupies a picturesque rural setting situated some 6.5 miles to the east of Wrexham. It is situated at the end of a quiet no-through country lane occupying a tranquil position with southerly aspect overlooking parkland which extends to the banks of the River Dee. The nearby village of Bangor-on-Dee has a primary school, church and two pubs whilst the city of Wrexham offers more comprehensive services including supermarkets, out of town retail parks and hospital.





Additionally there is a local Co-Op store in Cross Lanes, which is 2 miles distant and provides for daily needs. For education, there is a primary school in Bangor-on-Dee and there are state secondary schools locally, complemented by private schools in Chester including the King's & Queen's, Abbeygate College at Saighton and over the border into Shropshire, Moreton Hall & Ellesmere College. On the recreational front there are rugby, football, cricket and golf clubs in Wrexham, together with swimming baths and indoor tennis centre. For the equestrian enthusiasts there is horse racing at Chester & Bangor on Dee, fishing & sailing on the River Dee and extensive walking along the Shropshire/Welsh Border.

COMMUNICATIONS

Despite the rural location the area is well served by roads being within 6 miles of the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Chester Business Park, Wrexham Industrial Estate and Deeside Industrial Park are all within daily commuting distance, as are all areas of commerce throughout the North West & Midlands. Beyond Chester the Southerly by-pass connects to the M53 & M56 motorways facilitating daily travel to Liverpool & Manchester which are both served by international airports. Travel to London is available from Whitchurch Station with connection to Crewe from which there is a 1hr 35mins service to Euston.

ACCOMMODATION

A panelled front door opens into a wide reception hall with black & white tiled floor beneath a turned staircase, decorative ceiling cornice and deep windows with seating & storage. Off the hall is a downstairs cloakroom with high flush w.c. and hand basin. The drawing room is an elegant & well-proportioned room containing an Adam style fireplace with marble inlay and dog grate beneath an overmantle. The drawing room has a decorative ceiling cornice and central plaster rose, wiring for wall lights, oak boarded floor and bi-





folding doors connecting to the dining room. The dining room contains built-in book shelves & cupboards, moulded ceiling cornice, wiring for wall lights, oak boarded floor and there is a connecting door to the kitchen. Off the drawing room is a conservatory which overlooks the adjoining parkland fields. The conservatory has a stone tiled floor, wiring for wall lights and French windows opening to the communal gardens & parking area on the south front. The kitchen contains fitted wall & base units under worksurfaces incorporating a Zanussi oven with grill, Logik induction hob with extractor, stainless steel sink unit with mixer tap and drainer. The floor covering is a cushioned linoleum which extends into the pantry which has a stone cold slab. Beyond the kitchen is a back porch with tiled floor and half glazed door accessing an enclosed courtyard with brick coal bunker and an external fire escape serving 2 Pickhill Hall and a further unit on the second floor.

From the reception hall a turned staircase leads to a wide galleried landing with deep windows, oak boarded floor, decorative plasterwork to the walls, ceiling cornice and central ceiling rose. The galleried landing connects to an inner landing serving all the bedrooms and to the far end is a door to the external fire escape. Bedroom 1 is a double room with moulded ceiling cornice and deep windows overlooking the parkland on the south front. The en-suite bathroom contains a free-standing roll top bath with shower fitting, pedestal hand basin, low flush w.c., heated towel rail and linoleum

cushion floor. Bedrooms 2 & 3 are both double bedrooms with moulded ceiling cornices and bedroom 2 has the benefit of a built-in cupboard. Both bedrooms are served by a family bathroom on the opposite side of the landing, containing a free-standing rolltop bath with shower fitting, pedestal hand basin, low flush w.c., heated towel rail and linoleum cushion floor. The adjoining linen cupboard is fitted out with shelving and contains the hot water cylinder with immersion heater switch.

OUTSIDE

2 Pickhill Hall is approached via a long-gravelled drive passing against woodland and open fields. Towards the back of the house is a parking area together with garaging and at which point the drive divides, sweeping to the south front with parking adjacent to the front door to 2 Pickhill Hall. To the rear of the property there is also a gravel drive with turning area from which there is a door leading into the courtyard at the back of 2 Pickhill Hall. The communal gardens & grounds are for the most part laid to grass comprising sweeping lawns with ha-ha to the front, extending in total to 1.86 acres (0.75 ha). The garaging to 2 Pickhill Hall is within the westerly block and comprises a double garage with up-and-over door.



PROPERTY INFORMATION

Address: 2 Pickhill Hall, Pickhill Hall Lane, Cross Lanes, Nr Wrexham, LL13 0UG.

Tenure: Leasehold on a 999-lease commencing 31 October 1990. Nominal Ground Rent. Service Charge - £3,613.12 per annum.

Services: Mains water & electricity. Shared Private Drainage.

Local Authority: Wrexham County Borough Council - T: 01978 292 000

Council Tax: Band G - £3,677.95 payable 2025/26.

Town & Country Planning: Pickhill Hall is listed Grade II.

Energy Performance Certificate: Rating E.

Viewings: Strictly by appointment via the Chester office of Jackson-Stops - T: 01244 328 361.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Third Party Rights: The land is sold subject to all existing wayleaves, easements and rights of way whether specified or otherwise. In this connection there are no public footpaths traversing the land.

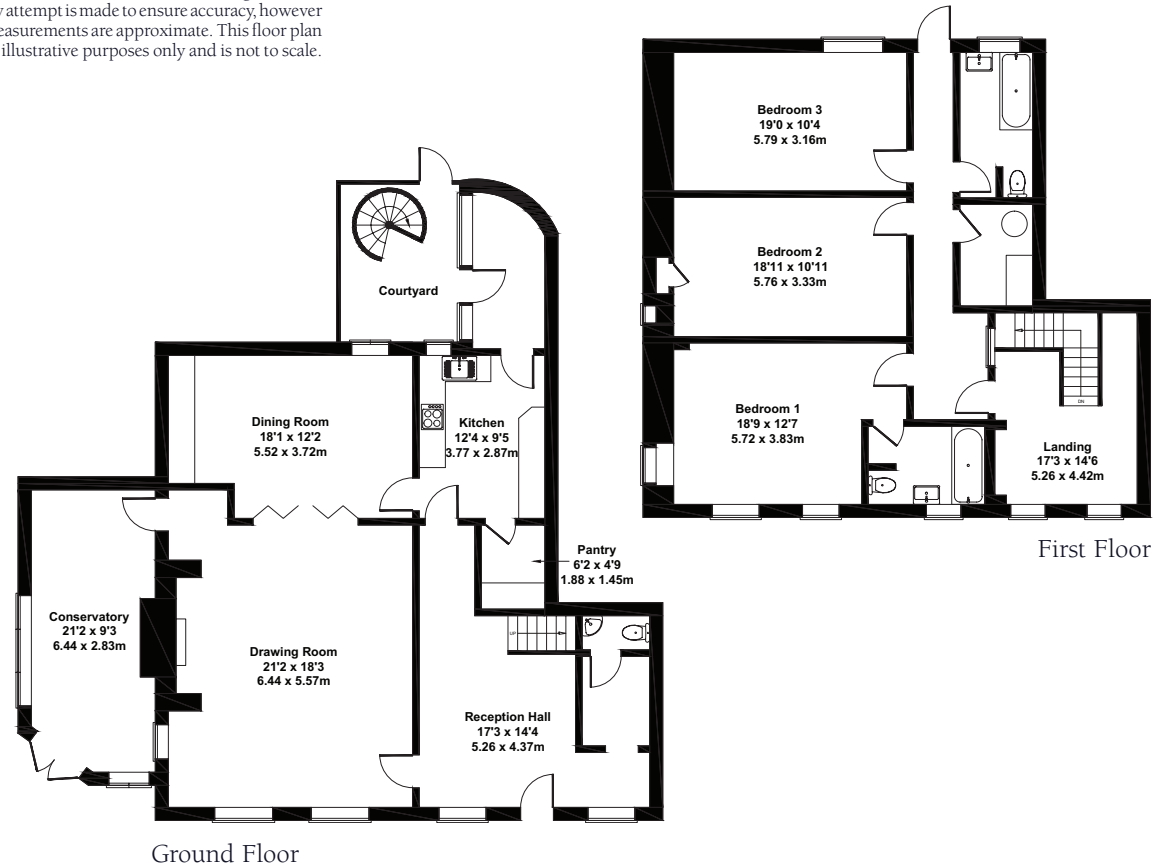
Directions: From Holt travel south on the B5130 passing through Ridleywood and Bowling Bank. Having crossed the narrow bridge in Bowling Bank turn left on a sharp right-hand bend into Pickhill Hall Lane. Continue along the lane for approximately ½ mile whereupon the drive flanked by stone gate posts will be seen on the left-hand side marked 'private'.

Postcode: LL13 0UG

2 PICKHILL HALL

APPROXIMATE GROSS INTERNAL AREA:
2,365 SQ FT / 219.73 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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