

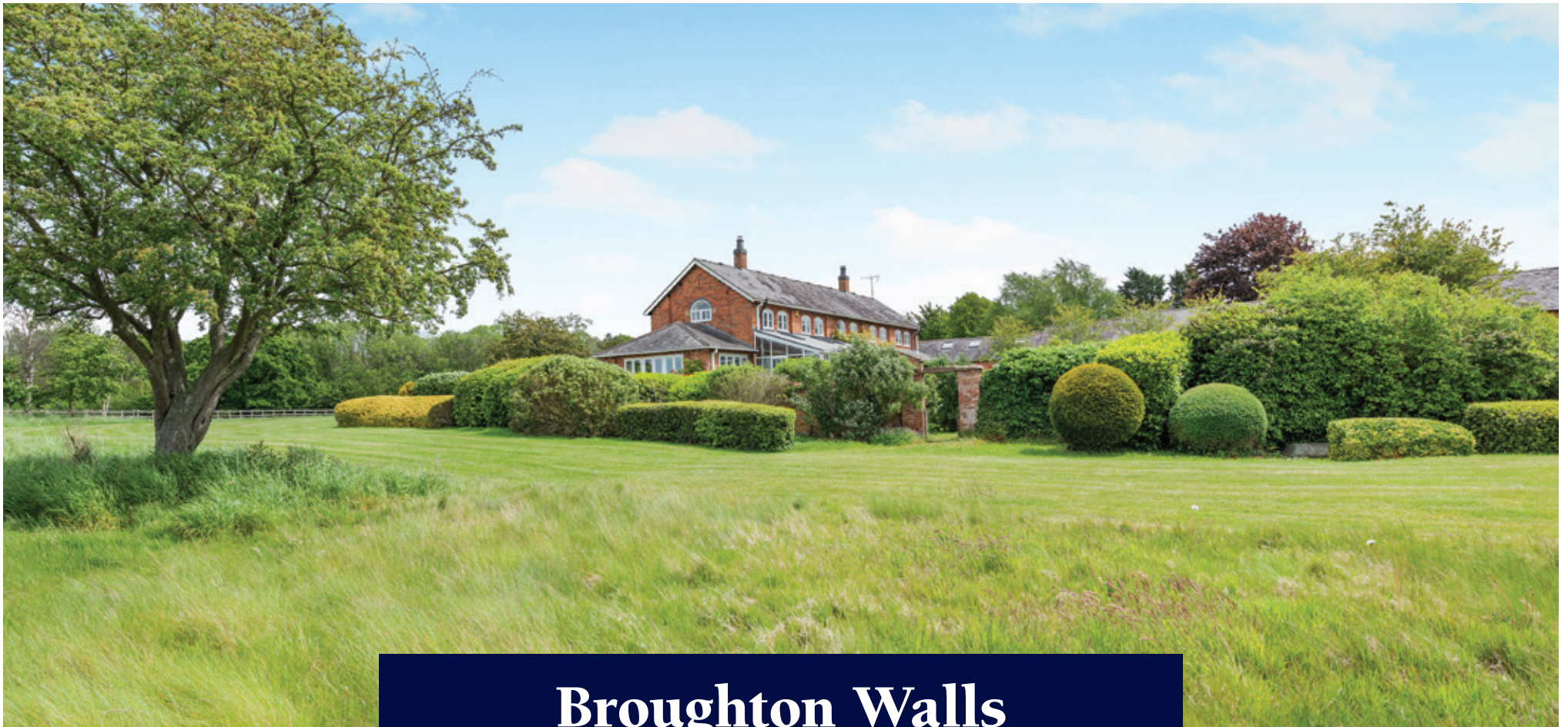
BROUGHTON WALLS

THREAPWOOD, CHESHIRE/WELSH BORDERS



JACKSON-STOPS





Broughton Walls

Sarn Road • Threapwood • Wrexham • SY14 7AN

An attractive country residence occupying a private, tranquil setting with cottage, buildings & land, having the benefit of far reaching views across open countryside towards the Welsh Hills

Features

Broughton Walls

- Dining Hall
- Sitting Room
- Conservatory
- Kitchen
- Study
- Utility/Boot Room
- Landing
- Bedroom 1 with en-suite Shower Room
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family Bathroom

The Cottage

- Hall
- Kitchen
- Sitting Room
- Office
- Family Bathroom
- Bedroom 1 with en-suite Shower Room
- Bedroom 2
- Bedroom 3

Outbuildings

- Garaging
- Store Room
- Workshop
- Tool Shed
- Double Carport
- Agricultural Store
- Brick Range

Gardens & Grounds

- Sweeping Drive
- Lawned Gardens
- Woodland
- Paddock Land

In all about, 14.60 acres (5.91 ha), shaded pink on the site plan.

Lot 2

A further 37.57 acres (15.20 ha) available by separate negotiation, as shaded blue on the site plan.

Location & Communications

Broughton Walls occupies a private, rural position within the rural hamlet of Threapwood on the Cheshire/Welsh Borders. The property is approached via a long drive with far reaching views across the fields towards the Welsh Hills. Threapwood itself is a rural community with village shop, garage and chapel, along with numerous walking & hacking routes locally. The property is some 3.5 miles to the west of the popular, serviced village of Malpas. Malpas provides for all daily needs with a selection of independent shops, Co-op, doctor's surgery, Fire Station café, several pubs including The Lion which has been refurbished and an impressive Church. For more comprehensive services the former market town of Whitchurch and county town of Chester are 9 miles and 15 miles respectively offering supermarkets and out of town retail parks.

Schooling is well provided for in Malpas with a state primary school in the village and the well-regarded secondary school, Bishop Heber High School, on the edge of Malpas. For those seeking private education there is a good selection locally including Abbeygate College at

Saighton, Ellesmere College, Shrewsbury and the King's & Queen's Schools in Chester. On the recreational front there is a sports club in the village offering football, cricket, tennis, and bowls along with golf courses locally at Carden Park, Wrexham and Hill Valley. For the equestrian enthusiasts there is racing at Chester & Bangor-On-Dee and hunting is with the Wynnstay.

Broughton Walls enjoys excellent road links being approximately 5 miles from the A41 permitting daily travel to all areas of commerce throughout the North West. To the north beyond Chester the A41 connects to the M53 and M56 motorways serving Liverpool and Manchester. To the south the A41 connects with the M54 motorway allowing for ease of access to The Potteries, Telford, Wolverhampton and Birmingham. Liverpool and Manchester International Airports are 37 and 46 miles respectively and travel to London is available via Crewe Station which is 22 miles providing a 1 hr 35 mins service to Euston.



Distances

- Malpas - 3.5 miles
 - Whitchurch - 9 miles
 - Wrexham - 9 miles
 - Chester - 15 miles
 - Crewe - 22 miles
 - Liverpool - 33 miles
 - Manchester - 53 miles
- (distances approximate)



Description

Broughton Walls is an attractive detached property constructed of brick under a slate roof and for the most part arranged over 2 storeys. The property was formerly an agricultural small holding with Broughton Walls being built on the site of a former agricultural building in 1995. The property now provides a lovely family home with period details throughout to include exposed timbers & beams, exposed brickwork, porthole windows and oak & pine throughout the interior. In addition to the principal residence there is a traditional range of buildings which were previously used as part of the agricultural operation but now comprise an ancillary cottage to the house, garaging and storage. Broughton Walls is set within 14 acres of gardens, paddock & woodland which provide for a great degree of privacy.

The front door opens into a large staircase hall with pitch pine staircase straight ahead and downstairs w.c. hidden behind having, low flush w.c. and hand basin. The right-hand half of the hall is a dining area with space for large dining table and is complimented by exposed ceiling timbers and exposed brickwork. Beyond the dining area is the sitting room which is a particularly light and airy room with triple aspect and exposed timbers. Within the sitting room there is a central fireplace with a log burning stove, sat on a brick hearth. At the far end of the sitting room there is a lovely aspect over the rear & side gardens and across the fields towards the Welsh Hills with the land falling away gently from you. Off the sitting room a set of double doors step down into the conservatory which has an attractive York stone floor with mono-pitch roof with painted timber ceiling & velux windows.





From the conservatory there is a set of double doors into the rear garden. To the left of the hall is the kitchen which has fitted wall and base units made of oak with tiled splashbacks, all of which sat on an oak floor. Within the kitchen there is a 2 ring oil Aga and stainless steel sink unit, as well as a full range of Neff appliances to include, electric oven with extractor, dishwasher and low level fridge. Off the kitchen and situated to the front of the house is a useful study also has oak flooring and fitted shelving to one wall along with exposed timbers and aspect over the front drive. To the rear and side of the kitchen is a boot room/utility area with built-in cupboards, further base units with plumbing for washing machine and/or tumble dryer and space for further fridge/freezers. Off the boot room is back door which opens onto a covered storm porch with hooks and provides a dry space for coats, wellies and small log store.

From the hall a turned staircase leads to the landing which runs the full length of the property. The landing is particularly light with good ceiling height and plenty of windows overlooking the rear garden. To the right of the landing is access to the main bedroom which is a large double bedroom with part vaulted ceiling and exposed timbers. The master bedroom is light and airy with triple aspect including a pleasant view over the fields towards the Welsh Hills. Within the master bedroom is a bank of fitted wardrobes and space for dressing table as well as an en-suite bathroom with has an oak effect floor & fully tiled walls with separate shower cubicle, integrated bath, low flush w.c. and hand basin with drawers below.

The remainder of the bedrooms are situated to the left of the landing and immediately to the left of the stairs is bedroom 4 which is a double room with aspect over the front garden and drive. The landing continues to the left and gives access to the two remaining bedrooms, both of





which are double rooms. Bedroom 2 has aspect over the front garden and also a large bank of fitted wardrobes to one wall. Bedroom 3 is currently arranged as a twin room having dual aspect and space for wardrobes/drawers. At the end of the landing is a family bathroom with pine boarded floor, integrated bath, separate shower cubicle, low flush w.c. and hand basin with cupboards below.

The Cottage & Outbuildings

In addition to the principal residence there is a large l-shaped traditional brick & slate range adjacent to the house. The range was previously agricultural buildings linked to the former farming operations but in recent years have been converted into ancillary buildings to Broughton Walls. Against the front lawn is a single storey range with 2 useful store rooms to the very left-hand end and to the right hand end is The Cottage. The Cottage was initially converted in 2006 before being extended to the rear in 2015 to create further accommodation and now offers a kitchen, sitting room, office and 3 bedrooms, served by 2 bathrooms.

To the front of the cottage is a parking area and stone patio, overlooking the front gardens & drive. A timber storm porch opens into the hall which has a bank of fitted cloaks cupboards within. To the left of the hall is the kitchen which has a vaulted ceiling, fitted wall & base units with stainless steel sink unit, induction hob with extractor and integrated oven and microwave. Also within the kitchen is a log burning stove which provides plenty of heat for the cottage.

Beyond the kitchen is a reception room with vaulted ceiling, albeit it is currently used as an office, with separate door to outside and former gardeners w.c. On the other side of the hall is the sitting room with fitted



bookshelves, log burning stove, doors to outside and dual aspect. Beyond the sitting room is a inner hall with access to the bedrooms. Bedrooms 2 & 3 are on the left, both similar size double rooms and served by a family bathroom. At the end of the hall is the master bedroom which has a recently fitted en-suite shower room within.

Beyond the cottage the outbuildings continue, although now at double height with vehicular access off the drive between the house & buildings. The drive continues along side the traditional range to a concrete yard with open fronted carport and agricultural sheds off. The traditional building has a roller shutter garage door and is essentially one large storage room with concrete floor although has potential to be converted to create a workshop, materials store and garage. Within the garage is the oil tank and new external boiler which serves the cottage. The buildings have water & power throughout and subject to planning permission have scope for conversion into further ancillary accommodation, holiday letting units or more formal office space.

Gardens & Grounds

The gardens & general setting at Broughton Walls are one of the focal points of the property with a combination of privacy, sweeping lawns, woodland, landscaped gardens, paddock land and far-reaching views. From the lane a wide brick splayed entrance opens onto a tarmac drive which weaves through the woodland before opening out onto the wide lawned front gardens and from which point there is a lovely aspect towards the house but also across the fields to the Welsh Hills.





The drive continues from the woodland and sweeps towards the house being flanked to the right by a post & rail fence and to the left of which is a large lawn. The drive bends left and widens as you approach Broughton Walls with parking for several cars. To the left of the drive is the cottage for which there is further space for two cars. The drive further continues between the cottage/outbuildings and the house to give access to the traditional range, garaging & rear yard. At the front of the house there is a formal flowerbed against the front elevation with shrub border to the right of the parking area. The formal gardens and main entertaining area is located to the rear of the house, being accessed either from the conservatory or to either side of the house. The immediate garden is a small lawn with gravel path around the perimeter before a set of steps lead down to a lower lawn. The lower lawn is enclosed by shrub borders with young specimen trees to include silver birch to one side, and to either side of the central steps are two low brick

retaining walls with flower beds beneath. The rear garden provides a lovely peaceful setting with views across the fields and well orientated to take advantage of the afternoon & evening sun. Beyond the formal garden and to the west & south of the house is a lawned and wildflower area which borders the post & rail fencing, within which are pedestrian gates into the field. At the very southern point of the gardens is an enclosed concrete yard which has space for several cars along with space for garden materials & compost area. Beyond the rear yard is a gate to the paddock land which is laid to grass and wraps back around the westerly elevation of the house and then continues into the woodland, via a 5 bar gate. The woodland is a mature copse with range of specimen trees and goes all the way back to Sarn Road, with the boundary being easily identified courtesy of an attractive high brick wall. The gardens & grounds extend to circa 14.60 acres (5.91 ha).

The Land – Lot 2

A further 37.57 acres (15.20 ha) of pasture land is available either in conjunction with Lot 1 or as a separate Lot. The land is stockproof with a combination of post & wire and post & 3 rail fencing around the perimeter, and essentially in a single enclosure. At present the land is laid to grass and suitable for grazing and/or mowing being generally flat but there is no mains water connected. The land lies 30m above sea level and according to the Agricultural Land Classification mapping system is Grade 3. It is a productive parcel of agricultural land but equally well suited to those with equestrian interests and capable of being sub-divided into a series of smaller railed paddocks. Access to the land is via a 5-bar gate which is accessed off the lane and weaves through the woodland attaching to Lot 1 before entering the field on the northerly boundary.

Floor Plans

Approximate Gross Internal Area:

House - 3,144 sq ft / 292.11 sq m

Cottage - 2,216 sq ft / 205.84 sq m

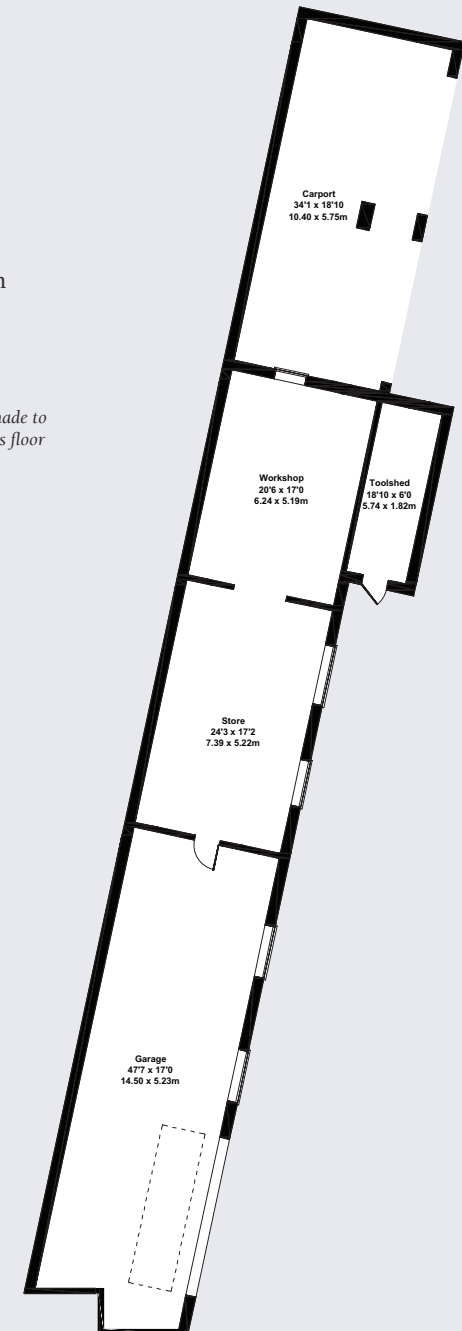
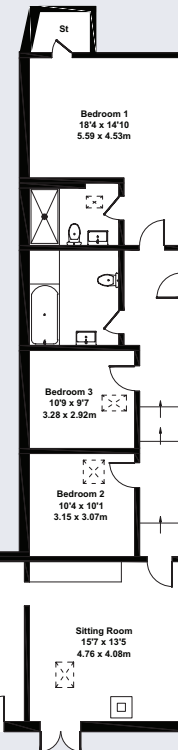
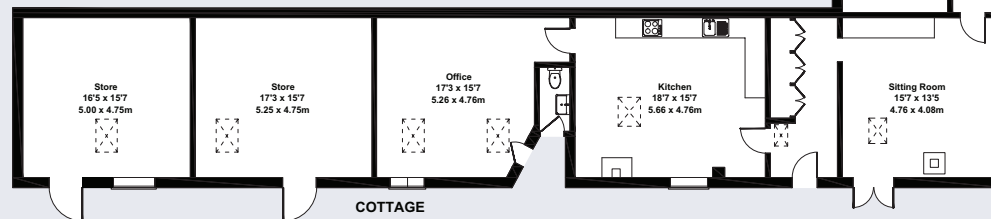
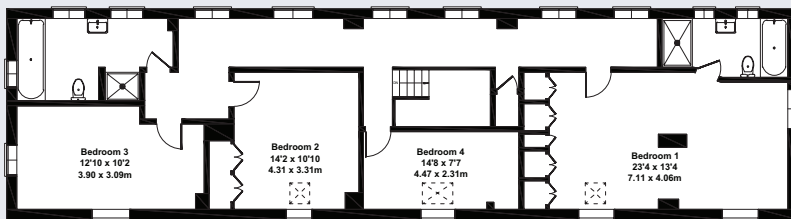
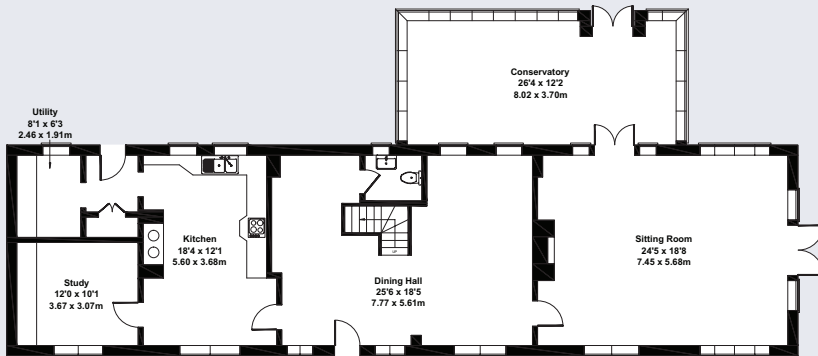
Garage - 714 sq ft / 66.32 sq m

Store & Workshop / 657 sq ft - 61.03 sq m

Toolshed - 101 sq ft / 9.36 sq m

Total - 6,832 sq ft / 634.66 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.



Property Information

Address: Broughton Walls, Sarn Road, Threapwood, Wrexham, SY14 7AN.

Tenure: Freehold with vacant possession.

Services: Main's water & electricity. Oil central heating & Private drainage (Klargester) to both Broughton Walls and The Cottage.

Wayleaves, Easements & Rights of Way: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not. In this connection, should the purchaser of Broughton Walls not purchase Lot 2, then there will be an agricultural right of way granted through the north westerly section of the woodland area from the Malpas Road.

Local Authority: Wrexham County Borough Council
Tel: 01978 292 000.

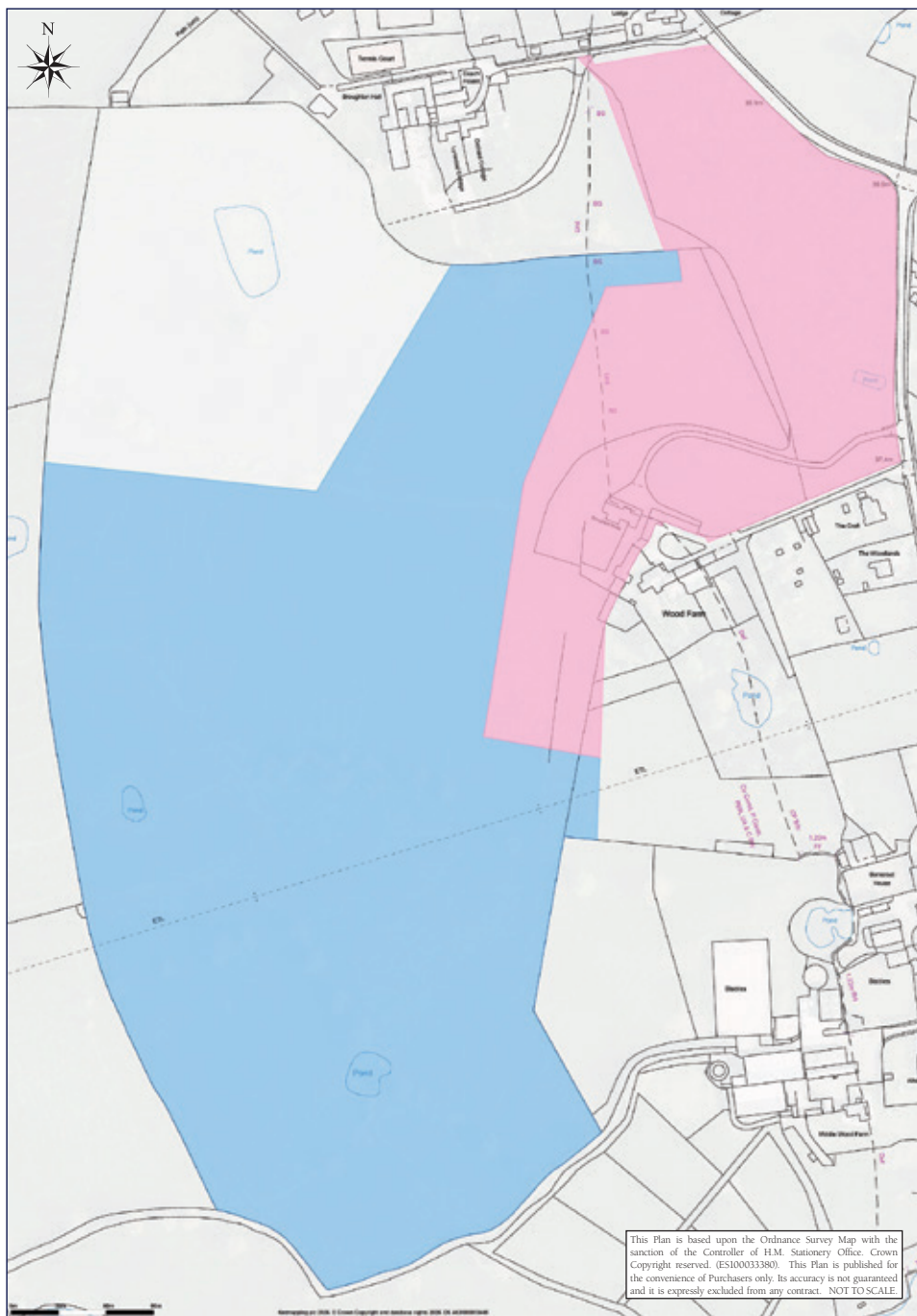
Council Tax: Band I - £3,091.98 payable 2026/27.

Energy Performance Certificate: Broughton Walls - Rating E. The Cottage - Rating D.

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.

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





Directions

From Chester travel south on the A41 for approximately 15 miles and at the Hampton Heath roundabout take the third exit, signposted Malpas. Continue along this road, ascended the hill and having passed Bishop Heber High School continue for ½ mile until reaching the High Street. At the junction, turn left down the High Street and at The Cross turn right along Church Street and travel out of the village. Travel for approximately 3 miles and having entered Threapwood you will pass the garage & shop on your left, after which take the second left hand turn onto Sarn Road, which is easily identified with a high brick wall against it. The entrance to Broughton Walls will be seen after a short distance on the right-hand side.



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Important Notice

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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