



DEELANDS
BOWLING BANK, WREXHAM

JACKSON-STOPS 

**DEELANDS,
BOWLING BANK, WREXHAM, LL13 9RT**

TOTAL APPROX. GROSS INTERNAL AREA: 4,367 SQ FT / 405.92 SQ M

AN IMMACULATELY PRESENTED FAMILY HOME SITUATED IN A CONVENIENT YET PRIVATE LOCATION WITH PLEASANT RURAL ASPECT, EQUESTRIAN FACILITIES AND CIRCA 3 ACRES



DISTANCES

HOLT - 2 MILES

BANGOR-ON-DEE - 6 MILES

WREXHAM - 7 MILES

MALPAS - 11 MILES

CHESTER - 14 MILES

SHREWSBURY - 30 MILES

LIVERPOOL - 38 MILES

MANCHESTER - 51 MILES

ACCOMMODATION IN BRIEF

- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen with Breakfast Room
- Study
- Shower Room
- Utility/Boot Room
- Downstairs W.C.
- Landing
- Bedroom 1 with en-suite Bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom
- Laundry Room
- Parking & Turning Area
- Double Garage
- Lawned Gardens
- Stabling & Paddocks
- In all about 3.29 acres (1.33 ha)



LOCATION

Deelands is positioned in a rural, yet accessible, location, surrounded by beautiful countryside and within easy access of local towns and villages, being just a few miles from the historic town of Wrexham and the popular villages of Holt and Farndon. Local services are provided in Holt and Farndon; which have doctors surgery, schools and a range of shops and restaurants. Nearby Wrexham and Chester offer a wider range of services and amenities.

On the educational front, Isycoed, Farndon and Holt all have primary schools. Further afield there are both private and comprehensive schools available, including Bishop Heber in Malpas, nearby Penley and the prestigious Queens and Kings in Chester and Ellesmere College.

Despite the property's rural location, it enjoys excellent road communications being close to the A534 which links Wrexham

with Nantwich and the A483 linking Chester to mid Wales. The property also benefits from the nearby train station in Wrexham which has regular services to London via Chester. Liverpool and Manchester are also both under an hours drive via Chester.

The area is extremely popular with equestrian enthusiasts with Broxton Hall Gallops only a short distance away and Kelsall Hill offering plenty of dressage and show jumping events suitable to all levels. The property is ideally located on a quiet country lane providing great hacking immediately from the property. For the racing enthusiast, Bangor-on-Dee racecourse is only a short distance away and Chester racecourse nearby.

COMMUNICATIONS

The area enjoys excellent road links being within daily travelling distance of all areas of commerce throughout the North West including Wrexham, Chester, Liverpool & Manchester. The A534 gives access to the Wrexham by-pass and also the A41 from which there is ease of access to the Wrexham Industrial Estate, Chester Business Park & Deeside Industrial Park and beyond Chester the M53 & M56 motorways allowing for travel to Liverpool and Manchester respectively, both of which are served by international airports. To the south the A41/A49 connects to Shrewsbury & Birmingham and for travel to London there is a sub hour inter-city service from Chester Station via Crewe.

DESCRIPTION

Deelands is an attractive, detached property, which has been renovated and modernised to a high standard, creating a deceptively spacious family home. The property benefits from equestrian facilities and land, equating to approx. 3.3 acres in total. The accommodation at Deelands has been thoughtfully designed with modern family living in mind at ground floor level and plenty of adaptability throughout.





The front door opens into the hall with staircase off. To the left of the hall is the dining room which is a well proportioned room with bay window and fireplace. To the right of the hall is a fully fitted downstairs shower room and study. The study is a square room with aspect over the drive and would also be well suited as a downstairs bedroom, in conjunction with the adjacent shower room. At the end of the hall are two doors, one into the kitchen and the other into the breakfast room, although both rooms are linked and essentially one large open plan kitchen. The kitchen has a tiled floor with fitted wall & base units around a central island. Beyond the kitchen is the more working part of the house with rear hall, utility/boot room and downstairs w.c. At the other end of the kitchen is the breakfast room with double doors onto rear garden and also internal double doors open into the sitting room. The sitting room spans the full length of the house and has plenty of light with triple aspect and double doors onto the patio and a Clearview log burner on a slate hearth.

The stairs lead to the landing and immediately to the right of which is a laundry room and family bathroom. The bathroom has a low flush w.c., hand basin and shower cubicle with electric fitting. To the left of the stairs is the main landing, off which all bedrooms are accessed. To the right are Bedrooms 2 & 5, both being double rooms and the larger of the two having a bank of fitted wardrobes & hand basin to one corner. Bedroom 5 could potentially be converted into an en-suite shower room and/or dressing room if required. To the left of the landing is Bedroom 3 which is a large double room with plenty of light courtesy of an attractive bay window and also has a hand basin to one corner. At the end of the landing are the two remaining bedrooms, the left hand room with aspect over the fields to the front, having fitted units and hand basin. The master bedroom is to the right, which has a dual aspect and fitted wardrobes to one side. Off the bedroom is an en-suite bathroom which has tiled walls, low flush w.c., hand basin and corner bath with shower attachment.



From the landing there is a large loft hatch with ladder to a particularly large attic space which is boarded & insulated and has the potential to be converted into further accommodation, should that be required.

OUTSIDE

Deelands is entered through a gated access, off the quiet country lane, onto a gravelled driveway providing plenty of space for turning and parking for several vehicles. There is a lawned area/small paddock to the right hand side of the property adjacent to which is a useful range of timber buildings containing three stables, tack room, feed room and open sided store. The formal gardens are principally to the rear of the property offering stunning views over the surrounding countryside. There is a patio area to the rear of the property, which has access from the living room and breakfast room and beyond which are some raised beds. Adjacent to the patio is a large lawned garden and at the end of which are two interconnecting paddocks with 3 post & rail fencing around the perimeter. The gardens & land extends to 3.29 acres (1.33 ha) as colour washed pink on the site plan.





PROPERTY INFORMATION

Address: Deelands, Lower Lane, Bowling Bank, Wrexham, LL13 9RT.

Tenure: Freehold with vacant possession.

Services: Mains electricity and water supply, Oil fired central heating, private drainage (septic tank).

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

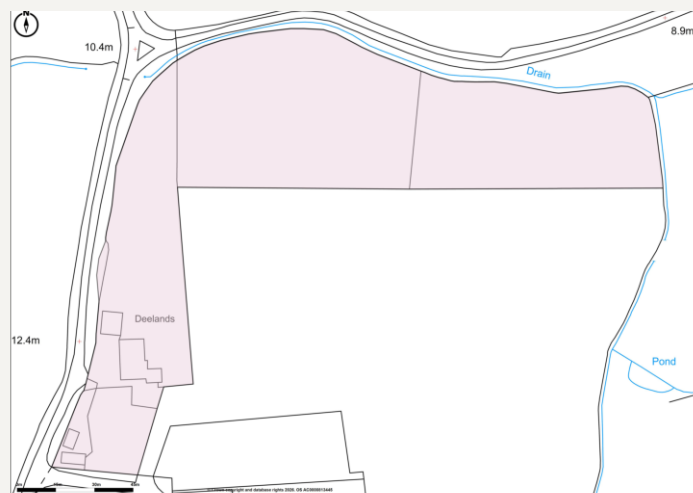
Energy Performance Certificate: E.

Council Tax: Council Tax Band H.

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.

What3Words: looms.issue.quit



DEELANDS

APPROXIMATE GROSS INTERNAL AREA

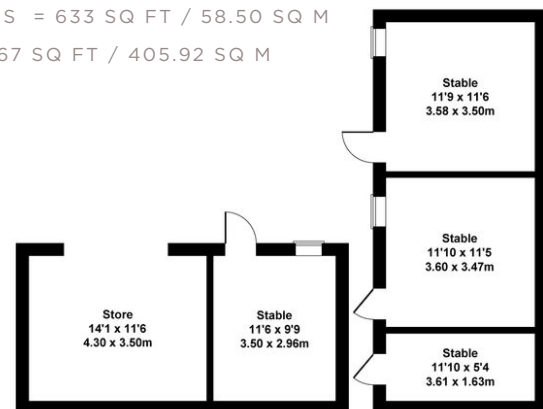
HOUSE = 3,016 SQ FT / 280.16 SQ M

GARAGE = 718 SQ FT / 66.66 SQ M

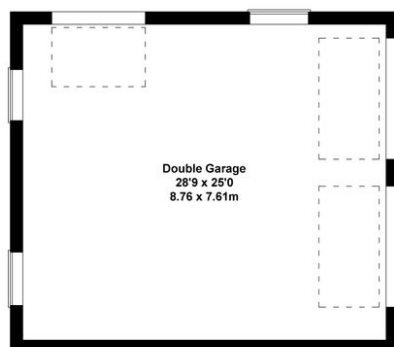
OUTBUILDINGS = 633 SQ FT / 58.50 SQ M

TOTAL = 4,4367 SQ FT / 405.92 SQ M

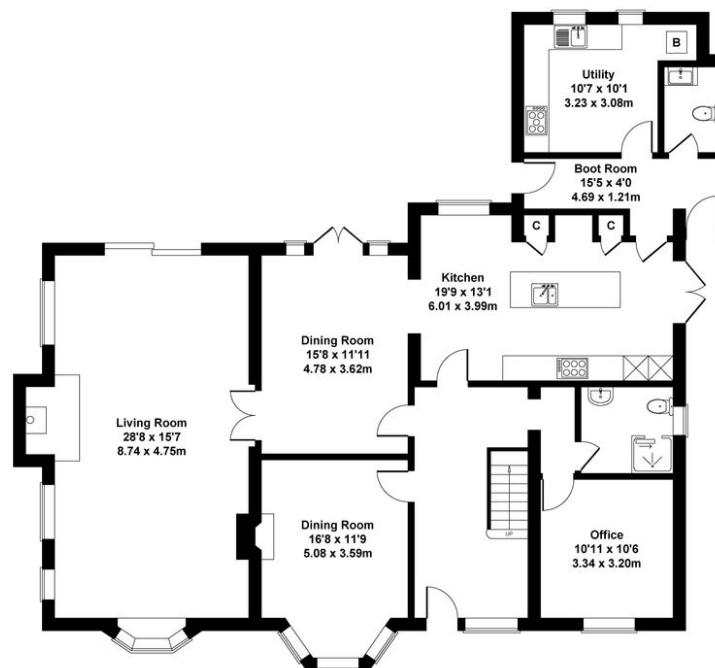
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



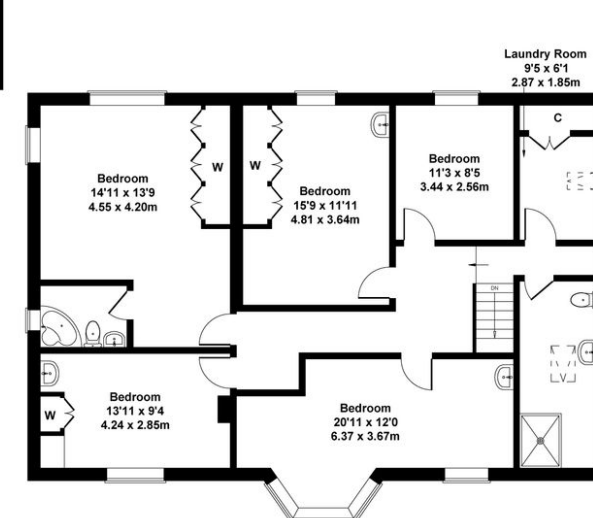
OUTBUILDINGS



GARAGE



GROUND FLOOR



FIRST FLOOR

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.

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PROPERTY EXPERTS SINCE 1910