



For Sale by Private Treaty

Alderney Brow, 1 Borrass Hall Court, Borrass Hall Lane, Llan-y-Pwll,
LL13 9SG

A truly superb 3-bedroom, 3 reception roomed Barn Conversion in an exclusive development of 4 residences delightfully rurally situated enjoying fine views and set in an attractive courtyard setting. The conversion which was completed in 2005 is to the highest of standards and the property has a number of particularly outstanding features including a wealth of exposed timber, stunning kitchen and sitting room with a full height fireplace.

Briefly the accommodation which has gas fired central heating and double glazing comprises reception hall, cloakroom with WC, 21ft square sitting room, fully fitted kitchen open plan to dining room, principal bedroom with en-suite shower, 2 further bedrooms, family bathroom and on the first floor family room, study and galleried lounge together with store room. The first-floor accommodation is versatile and can be varied, subject to family living.

Extensive parking and good sized lawned garden. Inspection highly recommended. A particular feature of the property are the fine rural views principally to the south and east across to Peckforton Castle and the Cheshire countryside.

LOCATION

The location of this property is a particular merit, it is situated in Llan-y-Pwll. The village of Holt (3 miles) which has an excellent range of local amenities including convenience store, renowned farm shop and delicatessen and restaurants. The village of Farndon is also close to Holt being on the west side of the River Dee accessed by a historic bridge from Holt.

Chester city is some 13 miles distance which provides most extensive facilities together with out of town retail parks. Schooling is close at hand in both Chester and Wexham, and access to the motorway network is in Chester which leads to Manchester and Liverpool airports. There is a direct intercity train service to London Euston (2 hours from Chester). Other facilities close at hand include Carden Park (approx. 6 miles) which provides 2 championship golf courses, newly developed hotel, spa and fitness club and numerous walks in the locality.

Guide Price: £420,000

Rostons for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract

2) no person in the employment of Rostons has any authority to make or give any representation or warranty whatever in relation to this property

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DESCRIPTION

The accommodation which is presented to a high standard comprises of:

GROUND FLOOR

Reception Hall - Irregular shape with galleried feature above and staircase off. Oak stripped floor, panel front door with glazed inset. Recessed ceiling lighting.

Cloakroom with low level WC, single bowl vanity unit with mixer tap and set in toiletry stand with tiled splash back. Tiled floor.

Boiler/Storage Room housing the pressurized hot water cylinder.

Kitchen/Dinning Room – Extensive range of base and wall pine units incorporating a Smeg dishwasher, microwave, and 4 gas hob unit, double oven and grill, Samsung refrigerator/freezer. Breakfast bar, granite work tops and tiled splash backs. Pull out bread bin and cutlery drawer. 1 ½ bowl enamel sink unit with swan-neck mixer tap. Feature kitchen cupboard unit in dining area with glazed display shelving and doors. Tiled floor. Double doors to the hallway and picture window overlooking the courtyard.

Utility Room - with a single drainer stainless steel sink unit with swan neck mixer tap. Recessed ceiling lighting and exposed beam. Plumbing for washing machine, vent for tumble dryer and wall mounted gas central heating boiler cupboard. tiled splash back and tiled floor. Glazed door to rear garden.

Drawing Room – Full height brick pillared fireplace with Inglenook oak with “wood burner” effect gas stove and flagged stone hearth. The fireplace also incorporates a cast-iron bread oven. Exposed oak A-frame feature, double glazed doors to rear garden, picture window to front overlooking gallery from the first floor lounge. Telephone and TV points and 4 wall light points.

Principal Bedroom – On the ground floor, accessed from the hallway with double glazed doors with glazed panels to either side to rear. Walk in Wardrobe with extensive fitted shelving space.

En-suite shower with folding screen with a hand shower and side jets. A single bowl sink unit with a mixer tap, low-level WC, toiletry and storage cabinets, fitted mirror, tiled walls and floor. Recessed ceiling lighting.

Bedroom 2

Bedroom 3

Bathroom – White suite comprising of Victorian style bath with claw feet and chrome mixer tap and shower fittings. Lowlevel WC, pedestal wash basin, corner shower cubicle with thermostatically controlled shower fitting and fitted mirror. Tiled floor and part tiled walls. Recessed ceiling lighting. Heated towel rail and tubular radiator.



FIRST FLOOR

Attractive staircase from the hallway leading to a galleried **landing accommodation** further divided to provide a **Family Room, Snug/Study** with Velux roof light and **Lounge** with gallery overlooking the sitting room and **Additional Storeroom**.

GARDEN & GROUNDS

The property is approached off a private driveway leading to Borrás Hall Court which is tarmacked and flanked by dwarfed stepped walling which leads to the extensive gravel parking area to the front of the property. Outside cold water tap, small lawned area to the either side of the front door.

The principle garden area which is bordered by Borrás Hall Lane, enjoys a sunny aspect, south facing. Provides flagged pathways and patio areas to the rear and side elevation of the property. Extensive lawned area with a shrubbery area with a number of mature trees and flowering shrubs. The graveled sun terrace/ BBQ area and a brick-built Garden Store with electricity laid on and a security alarm with a concrete amenity area to the front.

SERVICES

Mains water and electricity and gas-fired central heating and private drainage. Double glazed windows.



COUNCIL TAX – TBC

EPC RATING - C

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DIRECTIONS

To locate the property from Chester on the B5130 road through Aldford and Churton and on entering the village proceed over the Dee bridge into Holt, turn right onto the B5102 road which leads to Borrass Road, proceed approx. 3 miles and then turn left into Borrass Hall Lane. Borrass Hall Court will be located after a short distance on the right hand side, on approaching the village of Llan- y-Pwll. The property is also a short distance off the A534 Wexham road.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all purchasing parties must provide the necessary evidence.

VIEWINGS

We ask that all viewings of the property are made via private appointment with the selling agent, by calling the office on 01829 773000 or email robertikin@rostons.co.uk

TITLE AND TENURE

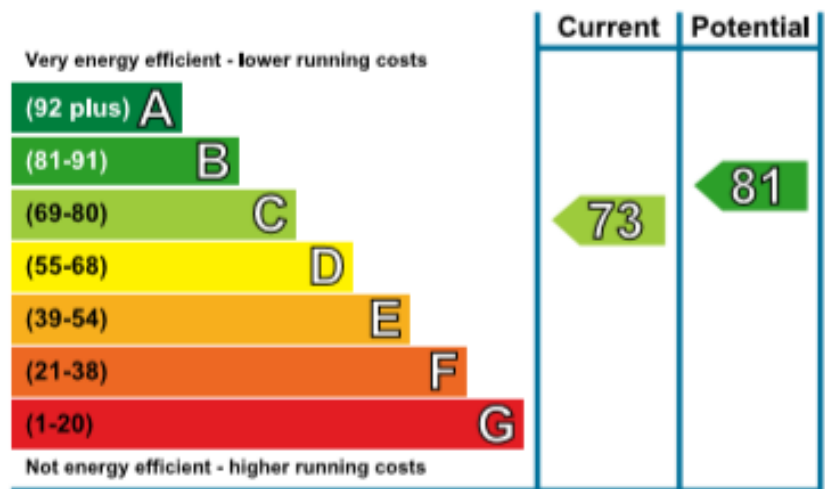
The property is sold freehold with vacant possession upon completion.

SELLING AGENTS

Robert Ikin
Rostons Limited
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Tel: 01829 773000
Email: robertikin@rostons.co.uk

LOCAL AUTHORITY

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LL11 1LG
Telephone: 01978 292000
Website: www.wrexham.gov.uk




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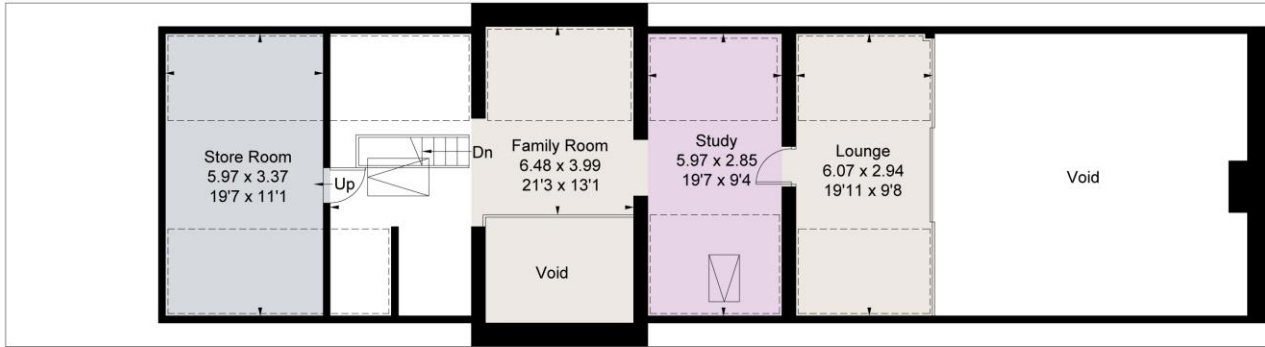
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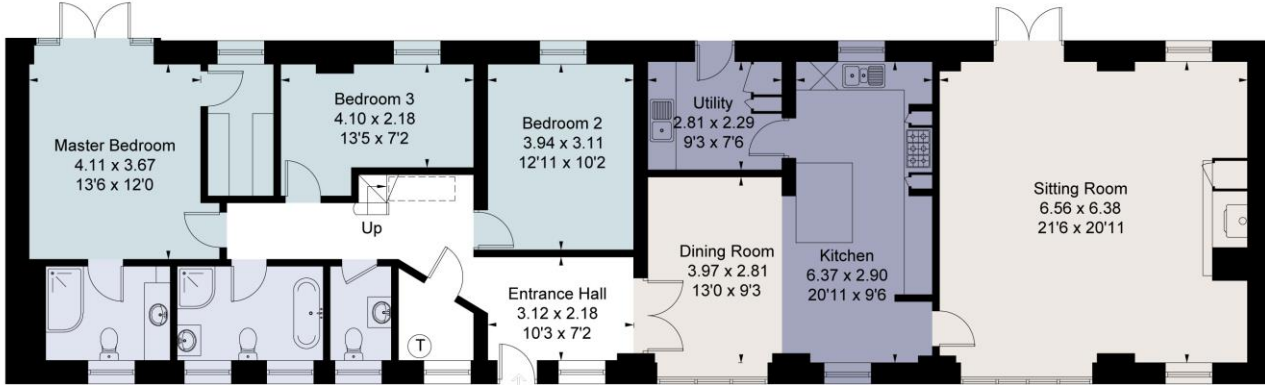
Approximate Area = 256.4 sq m / 2760 sq ft (Excluding Void)
 Including Limited Use Area (50.5 sq m / 543 sq ft)
 Workshop = 8.7 sq m / 93 sq ft
 Total = 265.1 sq m / 2853 sq ft
 For identification only. Not to scale.
 © Fourwalls Group



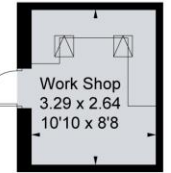
 Reduced head height below 1.5m



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 241797



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