GARDENERS COTTAGE, WIGFAIR, ST ASAPH, DENBIGHSHIRE, LL17 0ET
Former Victorian Gardeners Cottage nestled in a secluded position - four bedrooms, one with en-suite, grazing paddocks, ménage and stabling, extensive gardens standing in land of about 5.337 acres

This former Victorian Gardeners Cottage, which was originally part of the Wigfair Hall Estate has been the recipient of extensive improvement works. It now forms a most individual detached country house, which is of immense charm and character and nestles in a secluded position in a sought after Hamlet on the outer confines of the city of St. Asaph.
The property displays every modern refinement and is suited to family occupation with en-suite facilities, ample reception rooms and the usual refinements of gas fired central heating and double-glazing. The property is approached over a long private driveway and is totally secluded, a range of outbuildings have been purposely converted to provide ample stabling, three loose boxes, tack room and a ménage. The land is mixed with extensive wooded areas and grazing paddocks. The property is unique and can be described as a "Hansel and Gretel chocolate box cottage", which is almost picture postcard in its look and external presentation. Properties of this individuality rarely come on the market, it is not remote and the A55 expressway is easily accessed at St. Asaph making for ease of commuting to all the North Wales towns and Chester about 35 miles.

**STORM PORCH**
Brick feature with quarry tiled floor, single glazed stained glass feature door.

**ENTRANCE HALL**
11’ 10” x 11’ 5” (3.61m x 3.48m) With inset spotlights, coved ceiling, part tongue and groove clad wall to dado height, double panelled radiator and 'Terrazzo' ornate tiled floor.

**DINING ROOM**
12’ 11” x 12’ 0” (3.94m x 3.66m) With coved ceiling, power points, dado rail, dual aspect sealed unit double glazed window giving an aspect over the patio area, tiled floor and double panelled radiator.

**CLOAKROOM**
8’ 4” x 3’ 8” (2.54m x 1.12m) With low flush w.c., wall mounted wash hand basin, part tiled walls, tiled floor and sealed unit double glazed window, coved ceiling and single panelled radiator.
LIVING ROOM
25' 7" x 20' 4" (7.8m x 6.2m) With four sealed unit double glazed windows giving an aspect over all sides of the property, inset spotlights, coved ceiling, feature fireplace with timber over mantel with ornate feature inset and hearth with fitted gas fire, tiled floor, dado rail, double glazed 'French' doors gives access onto the patio area and three double panelled radiators.

STUDY/SITTING ROOM
13' 7" x 12' 2" (4.14m x 3.71m) With coved ceiling, dado rail, double panelled radiator, power points, two built-in cupboards one houses the wall mounted boiler, which supplies the domestic hot water and radiators, access onto the rear, double glazed box bay window with an aspect over the rear walled garden and a further sealed unit double glazed window overlooking the side.
KITCHEN
14' 0" x 12' 3" (4.27m x 3.73m) With a comprehensive range of timber fitted units to include one and a quarter bowl sink with mixer tap over, ample wall cupboards, worktop surface, drawer and base cupboards beneath, integral dishwasher, built-in 'Zanussi' double oven with halogen hob, further glass fronted display wall units with worktop surface drawers and base unit beneath, coved ceiling, power points, spice rack, double panelled radiator, tiled floor, part tiled walls, dual aspect sealed unit double glazed windows overlooking the front and the rear and archway into:-

SUN ROOM
19' 6" x 10' 7" (5.94m x 3.23m) With double panelled radiator, power points, coved ceiling, inset spotlights, tiled floor, and three double glazed doors give access onto the rear.

UTILITY ROOM
7' 3" x 4' 6" (2.21m x 1.37m) With worktop surface, base cupboards beneath, circular sink with mixer tap over, plumbing installed for automatic washing machine, tiled floor, power points, radiator and double glazed window overlooking the side.

RECEPTION HALL
Turned timber staircase with sealed unit double glazed window overlooking the front and part tongue and groove clad walls, which leads to the First Floor accommodation;- 

LANDING
18' 7" x 13' 3" (5.66m x 4.04m) With inset spotlights, double panelled radiator, part tongue and groove clad walls to dado height and 'Velux' light and access to roof space.
MASTER BEDROOM
26' 4" x 17' 11" (8.03m x 5.46m) With inset spotlights, built-in wardrobes with matching drawer unit, bedside cabinets, ample storage space, three double panelled radiators, power points and 'Velux' light, two sealed unit double glazed windows overlooking the front and rear.

EN-SUITE SHOWER ROOM
7' 4" x 7' 0" (2.24m x 2.13m) With built-in shower cubicle, low flush w.c., pedestal wash hand basin, part tiled walls, tiled floor, inset spotlight, 'Velux' light and single panelled radiator.

BEDROOM TWO
14' 0" x 12' 6" (4.27m x 3.81m) With sealed unit double glazed window overlooking the side, double panelled radiator, power points and built-in double wardrobe.

BEDROOM THREE
12' 4" x 12' 0" (3.76m x 3.66m) With double panelled radiator, power point, and sealed unit double glazed window giving an aspect over the walled garden.

BEDROOM FOUR
11' 1" x 7' 10" (3.38m x 2.39m) With double panelled radiator, power points, inset spotlights and sealed unit double glazed window overlooking the front.

LUXURY BATHROOM
12' 3" x 8' 3" (3.73m x 2.51m) Having a contemporary suite comprising panelled bath, low flush w.c., "His and Hers" wash hand basins, tiled walls, inset spotlights, tiled floor, chrome heated towel rail, shaver point and sealed unit double glazed window overlooking the side.
The property is approached over a long driveway, flagged by mature trees and is accessed via a wooded area to a ample parking space to the front of the property which continues into the stable yard. The gardens to the rear are mature and manicured with numerous trees and shrubs, floral borders and lead to a pond. Beyond there is a paddock approximately one acre (currently used for grazing). Ornamental gardens are separately accessed to the side of the property from the main walled gardens and offer a completely different ambiance to the main setting. The whole of the garden area is secluded and private with numerous gravelled pathways, ponds, pagolas and seating areas. Within the gardens there are brick build buildings which were former potting sheds providing ample storage. The gardens have independent water and electric supply and drainage is available as part of this area was occupied by a static home. Separate gate from the gardens to the main drive.

**EXTERNAL**

**DOUBLE GARAGE**

22’ 0” x 20’ 7” (6.71m x 6.27m) with electric up and over doors. The gardens to the rear are mature and manicured with numerous trees and shrubs, floral borders and lead to a pond.

**LOOSE BOX ONE**

12’ 5” x 12’ 5” (3.78m x 3.78m)

**LOOSE BOX TWO**

12’ 7” x 9’ 9” (3.84m x 2.97m)

**LOOSE BOX THREE**

12’ 6” x 12’ 0” (3.81m x 3.66m)

**TACK ROOM**

12’ 10” x 8’ 1” (3.92m x 2.47m)

**GARAGE**

17’ 5” x 17’ 5” (5.31m x 5.31m) Used for storage of hay and straw
MENAGE
131' 2" x 65' 7" (40m x 20m) which is circumferenced by timber fencing with a rubber fibre surface approximately 40m x 20m being competition sized. To the side there is a small paddock with separate entrance from the yard.

SERVICES
Mains water and electricity. Private tank drainage, LPG central heating, burglar alarm, telephone line and broadband connection available.

VIEWING
Viewing by appointment with the Agents Tarporley office

TENURE
We believe the property is freehold tenure
ROUTE
To reach the property from Chester travel west on the A55 and after approximately 26 miles leave the expressway at junction 27a taking the left turning at the mini roundabout in the centre of St Asaph. Proceed down the hill for approximately 100 yards turning left onto the B5381 signposted Trefnant. Continue along this road for approximately 2 miles passing the main entrance to Wigfair Hall after a short distance are two entrance drives, one of which marked 'Cars Only'. Proceed along this drive passing straight through the small yard and the entrance to Gardeners Cottage will be seen after a short distance on the left hand side.