



Primrose Cottage, Kiln Lane, Cross Lanes,
Wrexham LL13 0TG

**Bowen Son
and Watson**

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The property is approached via a trussed porch with tessellated tiled step to a beautiful reception hall which has a herringbone laid oak block floor with dividing staircase ahead, which is finished entirely in oak with oak newels and turned spindles. The block flooring continues through the reception rooms whilst the kitchen and utility and Conservatory Garden Room have quality 'Amtico' laid flooring with partial underfloor heating. The Conservatory Garden Room is a stunning oak frame with solar retardant glazing, whilst the kitchen is a combination of oak and hand-painted units featuring a four-oven AGA and a full range of appliances, island unit with additional veg-sink and with work surfaces finished in granite. There is a spacious lounge with inglenook fireplace and a beautiful dining room and study. On the first floor there are two principal bedrooms luxuriously appointed with dressing rooms and en-suites together with three further bedrooms and the main bathroom. The double garage has an electric door and a quarry tiled floor.

PORCH

Constructed with apex roof having truss supported by timbers and having attractive tessellated tiled step to:

RECEPTION HALL

18' 4" x 16' 7" (5.59m x 5.05m)

Herringbone oak block flooring. Solid oak staircase off splitting into two landings and having turned newels and barley twist spindles. Period sash style windows with double glazing. Two radiators with fitted covers, Coved finish to ceiling.

CLOAKROOM

8' 1" x 3' 2" (2.47m x 0.97m)

With white suite comprising concealed cistern WC together with semi-pedestal wash hand basin. Feature upright chromed finished radiator, extractor fan, 'travertine' tiling to walls.

STUDY

15' 4" x 11' 9" (4.68m x 3.59m)

Herringbone oak block flooring, period sash style double glazed windows to bay, radiator with fitted cover, full-length and floor to ceiling fitted shelving to one wall, coved finish to ceiling and ceiling rose. Period sash style windows with double glazing.

DINING ROOM

15' 11" x 16' 1" (4.84m x 4.90m)

Herringbone oak block flooring, coved finish to ceiling with ceiling rose, radiator with fitted cover. Period sash style windows with double glazing.

LOUNGE

19' 7" x 15' 11" (5.98m x 4.84m)

Herringbone oak block flooring, double-glazed French windows to garden, recessed fireplace with heavy oak beam over and having recessed enamelled multi-fuel burning stove with brick backing set on quarry tiled hearth. Cornice finish to ceiling, ceiling rose, two radiators with fitted covers. Period sash style windows with double glazing.





KITCHEN/BREAKFAST ROOM

30' 8" x 16' 8" (9.35m x 5.07m)

Fitted to an imperial quality comprising a porcelain Belfast inset sink unit with granite drainers to either side and extended work surfaces. Integrated appliances include dishwasher and wine cooler. To the head of the kitchen there is a chimney breast feature incorporating a fitted cream colours four oven 'Aga' oven having twin hotplates and adjoining electric ceramic topped hob. Two adjoining 'Smeg' electric fan ovens incorporating grills. Free-standing island unit having base storage cupboards with granite surface having inset vegetable sink with mixer tap attachment and vegetable rinsing hose. Fitted cookbook shelves to bridging oak pelmet to a range of oak finished suspended wall cabinets and wine rack. Further separate base storage cupboards with double utensil drawers set beneath granite effect topped work surfaces. Further range of oak suspended wall cabinets. To the Breakfast Area there is a fireplace feature together with radiator having cover and a ceiling rose above the space for the breakfast table. Throughout the Kitchen and Breakfast Room there is Amtico oak effect flooring having an underfloor heating system. Period sash style windows with double glazing.

WALK-IN PANTRY

8' 10" x 2' 10" (2.70m x 0.87m)

With fitted shelving.

CONSERVATORY/GARDEN ROOM

17' 5" x 12' 10" (5.30m x 3.90m)

A stunning room, which enjoys a southerly aspect and vies over the garden and paddock. The room is constructed with solid oak framing having external door and French windows (having fitted fly-screens), which are finished with solar filter glazing. Period style radiator, Amtico oak effect flooring.

UTILITY ROOM

13' 10" x 4' 10" (4.22m x 1.47m)

Fitted with oak base and wall cabinets comprising stainless steel single drainer sink unit with fitted granite effect topped work surfaces. Space beneath with plumbing for dishwasher, automatic washing machine and tumble dryer. Fitted tall broom cupboard, extractor fan, 'Amtico' oak effect flooring, central heating thermostat, ceiling spotlights, ceramic tiling to work areas. Period sash style windows with double glazing. Personal door to Garage (see below).

DOUBLE GARAGE

18' 10" x 18' 5" (5.74m x 5.62m)

With full quarry tiled flooring and electric up and over door together with fitted shelving units. Mistal oil fired central heating boiler.

FIRST FLOOR BALCONY STYLE LANDING

With oak finished newels, banister rails and having matching turned oak spindles. Storage cupboard. The first floor has pine and tongue groove flooring throughout.



MASTER BEDROOM SUITE

16' 2" x 15' 11" (4.92m x 4.84m)

Pine tongue and groove flooring, French windows to oak framed supported balcony with smoked glass and steelwork and enjoying views over the garden and paddock beyond. Period sash style windows with double glazing. Coved finish to ceiling, radiator with fitted cover. Open arch to:

DRESSING ROOM

11' 10" x 7' 9" (3.61m x 2.37m)

Having two ranges of full length solid timber door fitted wardrobes containing hanging rails and fitted shelving. Radiator.

EN-SUITE BATHROOM

19' 3" x 8' 4" (5.88m x 2.55m)

Period style suite comprising free standing roll top, claw foot, enamelled bath with chromed fittings and mixer tap attachment, large easy access shower tray having full height glazed screen having chromed finished mains powered shower with deluge shower head above. Concealed cistern WC and vanity bowl wash basin. Concealed electric shaver points, twin mirror lighting, combination radiator/towel rail. Period sash style windows with double glazing.



BEDROOM SUITE TWO

18' 2" x 15' 9" (5.53m x 4.79m)

French windows to oak framed supported balcony with smoked glass and steelwork enjoying views over the garden and paddock beyond. Coved finish to ceiling, period fireplace, wall lighting, two fitted full height bookshelves, tongue and groove pine flooring, radiator with fitted cover, ceiling rose, period sash style windows with double glazing, double oak doors to:

DRESSING ROOM

7' 8" x 6' 4" (2.34m x 1.94m)

Fitted ranges of full length wardrobes containing hanging rails and fitted shelving. Coved finish to ceiling, ceiling spotlights.

EN-SUITE SHOWER ROOM

7' 10" x 7' 9" (2.38m x 2.36m)

Fitted concealed cistern WC with adjoining vanity wash bowl sink unit together with corner shower tray having mains power shower and chromed finished deluge shower head. Granite tiling, ceiling spotlights, extractor fan, combined heated towel rail/radiator.

BEDROOM THREE

12' 2" x 12' 0" (3.71m x 3.67m)

Radiator with fitted cover, coved finish to ceiling with ceiling rose, pine tongue and groove flooring. Period sash window with double glazing.





BEDROOM FOUR

12' 2" x 11' 11" (3.71m x 3.64m)

Radiator with fitted cover, coved finish to ceiling with ceiling rose, pine tongue and groove flooring. Period sash style window with double glazing.

BEDROOM FIVE

12' 1" x 8' 2" (3.68m x 2.49m)

Loft access point to double insulated roof space, double fitted wardrobe containing fitted shelving, CCTV centre point, radiator with fitted cover. Period sash style window with double glazing.

FAMILY BATHROOM

12' 0" x 9' 7" (3.66m x 2.92m)

Fitted with high end four-piece white suite comprising concealed cistern WC with vanity unit to sink unit having marble topped surfaces and splash-board. Coved finish to ceiling with ceiling spotlights, combined heated towel rail/radiator. Easy entry shower tray with glazed screen and deluge head to mains power shower. Period sash style window with double glazing.

OUTSIDE

To the front elevation there is hard and soft landscaping with curved border planting having driveway and parking area laid with brickette sets. The parking area leads to the Double Garage. To each side there are secure timber gates whilst to the rear there is a spectacular landscaped and level garden, which extends to approximately 1/2 acre or thereabouts. The landscaping comprises a circular dining patio for outside eating with surrounding gravel bed and established planting, seating areas and raised decking. The whole has a sunny south facing aspect. The main garden has scattered trees and shrubs with dividing post and rail fence to delineate the grazing paddock which extends to a further 2 acres or so. The garden has feature lighting, external power point and external WC. There is a mower shed (1.87m x 2.87m) and a summerhouse (3.68m x 3.51m) with power and lighting.

DIRECTIONS

Leave Wrexham town on the A525 Whitchurch Road, passing through Kingsmills and Marchwiel and maintaining ahead at the new roundabout approaching Cross Lanes to the traffic lights at which turn right onto Kiln Lane. The property will then be approached after a short distance on the left hand side.

Ground Floor
Approx. 198.2 sq. metres (2133.1 sq. feet)



First Floor
Approx. 174.5 sq. metres (1879.5 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



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