



CLOY BANK FARM, MILLBROOK LANE, CLOY, BANGOR-ON-DEE, WREXHAM, LL13 0DJ



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Cloy Bank Farm, Millbrook Lane, Cloy, Bangor-on-Dee, Wrexham, LL13 0DJ

**A superb country property with immense character in an enviable position set down a private driveway with fabulous views towards the Welsh hills - A four bedroom period farmhouse with adjoining one bedroom annex, large stable block incorporating eight loose boxes, two store rooms & tack room, outbuildings, double garage, established gardens, schooling area and paddocks extending to approximately 6.41 acres in total.**





## INTRODUCTION

Cloy Bank Farm is situated at the end of a private driveway set away from neighbours with equestrian facilities within approximately 6.41 acres. The tranquillity, privacy and establishment of the external environment cannot be overstated.

The main house itself is charming and impressive with many period features retained. The accommodation opens into the porch which leads to a reception hall giving access to the excellent kitchen breakfast room which boasts a well equipped kitchen incorporating an oil fired four oven AGA. Situated off the kitchen is the conservatory with French doors opening onto the rear patio. The side entrance hall leads to the utility room. On the opposite side of the reception hall is the sitting room with an inglenook fireplace as its main focal point, the dining room is accessed from the sitting room having dual aspect windows overlooking the gardens and a fireplace with log burner. Completing the ground floor is a shower room. At first floor level the landing provides access to all four bedrooms, three of which are doubles and the family bathroom. The property benefits from double glazed windows and is warmed by oil fired central heating.

The annex is currently accessed from the main house, however there is a separate access from the front courtyard. The accommodation briefly comprises:- Entrance porch, inner hall, Kitchenette, sitting room, bedroom and bathroom.

Externally there is a large stable block incorporating eight loose boxes, two store rooms, tack room, outbuildings and double garage which has the potential to convert into further accommodation such as holiday cottages (subject to the necessary planning permission). Established gardens with a productive kitchen garden, schooling area and paddocks extending to approximately 6.41 acres in total.

## LOCATION

Located a short distance off a country lane from the picturesque village of Bangor on Dee, in an elevated position amidst rolling Maelor countryside where Cheshire and Shropshire begin to meet the Clwydian hills, the property is well placed for commuting to the larger business centres of Wrexham, Chester and also the motorway network. Bangor village provides a range of local facilities including a Doctors' Surgery, Pharmacy, Dentist Surgery, Village Newsagent & Store, a well-regarded Primary School and two Public Houses. Local leisure activities include National Hunt racing at the Bangor on Dee Racecourse and excellent coarse and game fishing on the River Dee.

## ACCOMMODATION

### VESIBULE

Entered via a covered porch through a half glazed door with tiled flooring.

### RECEPTION HALL

15' 5" x 9' 04" (4.7m x 2.84m) Having staircase off, beamed ceiling, wall light, telephone socket, radiator and original tiled flooring.

### SHOWER ROOM

Corner shower cubicle with glazed and tiled surround, electric shower, vanity unit-washstand with contemporary basin, mixer tap and light above, low level W.C., window to side aspect, chrome heated towel rail, wall mounted electric fan heater, tiled walls and flooring.

### KITCHEN/BREAKFAST ROOM

15' 02" x 14' 06" (4.62m x 4.42m) Comprising a range of oak base units with matching eye level wall cupboards, incorporating a Belfast sink unit with integrated dishwasher, granite work surface and tiled splash back, four oven oiled fired AGA range cooker with clothes airer above, beamed ceiling, feature archway



with shelving, window to rear aspect and original tiled flooring. French doors leading into:-

#### CONSERVATORY

16' 1" max x 9' 02" (4.9m x 2.79m) Constructed of hardwood on dwarf walls and polycarbonate roof, two wall lights, French doors opening into the rear garden and tiled flooring.

#### SIDE ENTRANCE HALL

Window overlooking the court yard, coat hooks, radiator and original tiled flooring. Step up into:-

#### UTILITY ROOM

12' 2" x 7' 02" (3.71m x 2.18m) Contemporary sink unit in grey with beech work surface, single drainer stainless steel sink with mixer tap, further base units with matching eye level wall cupboards and larder cupboard, work surface, 'Honeywell' central heating and hot water timer, wall mounted cupboard housing electric consumer box and meter, space and plumbing for washing machine, space for tumble dryer and under counter fridge, window to side aspect and tiled flooring.

#### SITTING ROOM

15' 10" max x 15' 0" (4.83m x 4.57m) Feature Inglenook fireplace having open grate with oak beam, brick surround and raised tiled hearth, beamed ceiling, window overlooking rear garden, French doors, three wall lights, television socket and radiator.

#### DINING ROOM

15' 5" x 15' 4" (4.7m x 4.67m) Feature brick fireplace with inset log burner having slate mantle and stone hearth, beamed ceiling, dual aspect windows overlooking the garden, television socket and radiator. Door into:-

#### STAIRS AND LANDING

Window with far reaching views towards the Welsh hills and wall light.

Steps up to:-

#### BEDROOM ONE

15' 5" x 15' 4" into recess (4.7m x 4.67m) Dual aspect windows providing far reaching views, exposed roof timbers, television aerial, three fitted wardrobes with hanging rails and shelving, double doors into airing cupboard with foam insulated hot water cylinder and slatted shelving. Radiator and stripped pine flooring.

#### BEDROOM TWO

12' 01" max x 10' 0" (3.68m x 3.05m) Window to front aspect providing wonderful country views, opening into wardrobe space with hanging rails and fitted shelving, and radiator.

#### BEDROOM THREE

15' 10" max x 7' 7" (4.83m x 2.31m) Window to side aspect, exposed roof timbers and radiator.

#### BEDROOM FOUR

12' 01" x 7' 4" (3.68m x 2.24m) Window to front aspect with far reaching views towards the Welsh hills, exposed roof timbers, door into deep store cupboard and radiator.

#### BATHROOM

9' 4" x 7' 01" (2.84m x 2.16m) Comprising panel bath with shower attachment taps, pedestal wash hand basin, low level W.C., window to front aspect, down lighting, access to loft, chrome heated towel rail, part tiled walls and original oak flooring.



## ANNEX

### PORCH

With window and part glazed exterior door providing a separate access from the main house. Electric consumer box and coat hooks.

### HALLWAY

Telephone socket, electric storage heater, loft access, doors into airing cupboard with foam insulated hot water cylinder, further doors into store cupboard. Door into:-

### KITCHENETTE

7' 11" x 6' 11" (2.41m x 2.11m) Window overlooking the side garden, sink unit with stainless steel sink, space and plumbing for dishwasher or washing machine, matching eye level cupboards and quarry tiled flooring.

### SITTING ROOM

140' 5" x 8' 0" (42.8m x 2.44m) Sliding patio doors leading to a separate garden with wonderful rural views, coved ceiling, television socket and electric storage heater.

### BEDROOM

10' 6" x 7' 0" (3.2m x 2.13m) Window to side aspect.

### BATHROOM

8' 0" x 4' 09" (2.44m x 1.45m) Comprising panel bath with electric shower over, low level W.C., vanity sink unit having storage, light above with shaver socket, extractor fan, fully tiled walls and flooring.

## EXTERIOR

### EQUESTRIAN FACILITIES/OUTBUILDINGS

The stable block is constructed of brick with a corrugated roof and tiled roof with concrete flooring. It is divided into separate loose boxes each having water troughs and hay racks.

#### FRONT

Loose Box 1 - 14' 4" x 13' 10"

Loose Box 2 - 9' 8" x 9' x 2"

Loose Box 3 - 13' 4" x 9' x 2"

Loose Box 4 - 10' 7" x 9' x 2"

Loose Box 5 - 12' 6" x 15' x 5"

#### REAR

Canopied overhang to the front of loose box 6 & 7 having water supply

Loose Box 6 - 10' 9" x 6' x 5"

Loose Box 7 - 10' 8" x 6' 8"

Loose Box 8/workshop - 16' 9" x 8' x 7"

Tack Room - 17' 7" x 6' 8"

Water supply, power and lighting.

Double Garage - 17' 6" x 17' 3"

Two double doors and lighting.

Store Room 1 - 13' 5" x 17' 3"

Window, electric consumer box, power and lighting. Opening into

Store Room 2 - 13' 2" x 17' 3"

Three windows, power and light.

### BARN

30' 3" x 30' 01" (9.22m x 9.17m) Constructed of corrugated iron, large double doors, power and lighting.



#### GARDENS

The property is approached along a private driveway flanked by mature hedging leading to an extensive parking and turning space to the side of the property with access to the double garage and stable block. Adjacent to this is a boiler room housing a 'Firebird' oil boiler and three oil tanks. Two coal/wood stores and a bin store. Through a wrought iron gate takes you into a paved courtyard which is fully enclosed and has a spectacular trailing wisteria along with a climbing roses, clematis, and flowering jasmine.

To the rear of the property the beautiful south west facing garden is predominantly laid to lawn and has been subject to an extensive scheme of cultivation and landscaping surrounded by mature shrubs and herbaceous borders. A secluded patio area is situated to the immediate rear of the property which has a raised ornamental pond and a brick built BBQ. Steps lead to the large expanse of lawn which is ideal for those with a young active family. Situated to the side of the property is an enclosed kitchen garden with a green house, range of productive beds, soft fruit bushes and mature apple, pear and damson trees. Further round the property is the annex garden which is mainly laid to lawn with far reaching views, flanked on one side by mature hedging and an established flower border on the other side. There is also a brick built garden shed. The gardens and external environment benefit from superb levels of seclusion, establishment and privacy.

#### LAND

The fertile and well drained land is situated to the side and rear of the property. It is divided into three enclosed paddocks with part post and rail fencing and mature hedging. There are a number of oak trees and a natural pond situated in one corner. In front of the stable block is a wildlife area which could easily be cultivated

back into additional pasture land. Adjoining this area is an enclosed school which has access into the paddocks.

#### SERVICES

Mains water and electricity are connected. Oil fired central heating. Private drainage. Economy 7.

#### TENURE

Freehold. This should be verified prior to a legal commitment to purchase.

#### INSPECTION

Strictly by prior appointment with the Agents' Chester office on 01244 317833.

#### SALE PARTICULARS/PLAN(S)

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

#### MARKETING APPRAISAL

"Thinking of Selling"? Established in 1861 Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.



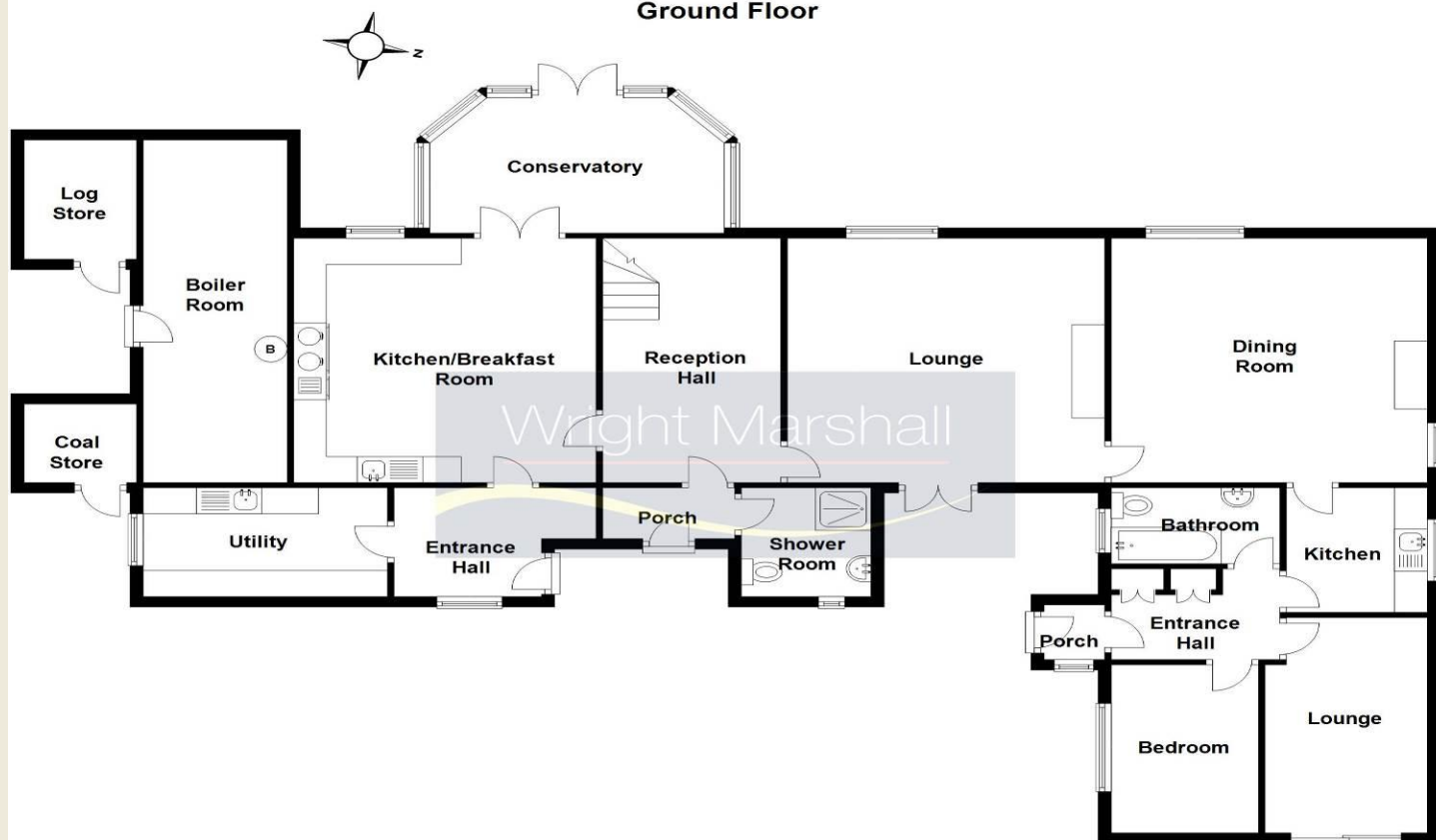




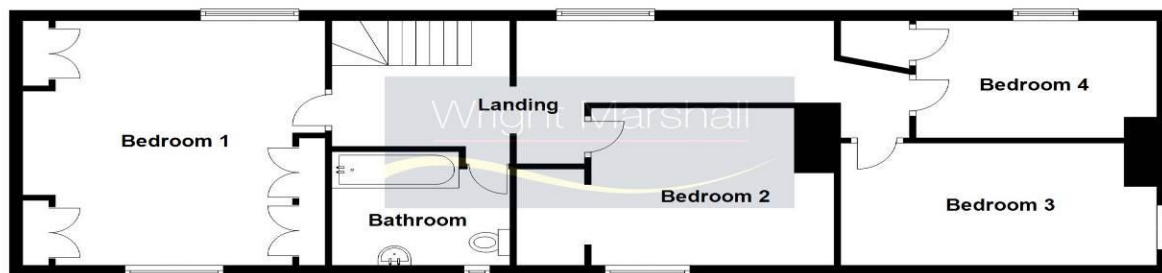




### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		40	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		31	70
EU Directive 2002/91/EC			



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