



## Sandy Lane

Hope,  
Wrexham, Flintshire LL12 9RP

**£899,000**

**\* MAGNIFICENT COUNTRY HOUSE \* OPEN VIEWS TOWARDS HOPE MOUNTAIN \* GROSS INTERNAL AREA APPROX. 5,500 sq ft \* PADDOCK APPROX 1.1 ACRE.** An impressive seven/eight bedroom detached house occupying a wonderful rural location with views across farmland at the rear towards Hope Mountain and close to the villages of Higher Kinnerton, Penyffordd and Hope. The property was built in 2000 to a high specification and briefly comprises: reception hallway, cloakroom/WC, drawing room with cast-iron log burner, dining room, snug, study, family room, kitchen, breakfast room, conservatory, utility room, galleried style landing, principal bedroom with dressing room and en-suite shower room, bedroom two with en-suite bathroom, bedroom three with en-suite shower room, bedroom four with en-suite shower, bedroom five with en-suite WC, large family bathroom, second floor landing, large games room, bedroom six, bedroom seven, bedroom eight, study and separate WC. (Continued...)

## Sandy Lane, Hope, Wrexham, Flintshire LL12 9RP

(Continued...) Oaklea Grange occupies a large plot extending to approximately 1.1 acre and is approached via a gated driveway which leads to a triple garage with store room above. The gardens are laid mainly to lawn with Indian stone paving, mature shrubs and trees. There is also an adjoining paddock extending to approximately 1.1 acre. If you are looking for a large individually designed house in a convenient rural location on the outskirts of Chester, then we would strongly urge you to view.

### LOCATION

The property is located along Sandy Lane in a sought after rural location close to the villages of Higher Kinnerton, Penyffordd and Hope. The village of Higher Kinnerton is located on the Welsh/Cheshire border. The village centre provides day to day shopping facilities, a Public House, and a primary school (rated in 2014 as 'Best performing primary school in North Wales'). The village of Penyffordd provides a Spar Shop, butchers, pharmacy, infant and primary schools, the Millstone bar and restaurant, a chapel, Chinese take-away and Royal British Legion. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. There are three train stations within easy reach at Penyffordd, Hawarden and Buckley, which are for direct trains to Wrexham and to Liverpool. The Broughton Retail Park, with a range of High Street shops and a recently opened cinema complex is a short drive away.

### AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

### FRONT ELEVATION



### CANOPY PORCH

Canopied entrance porch with wooden panelled ceiling and recessed ceiling spotlights. Wooden panelled entrance door with two double glazed leaded inserts and matching side panels to the Reception Hall.

### RECEPTION HALL

With two mains connected smoke alarms, telephone point, three single radiators with thermostats, two wall light points, spindled staircase with wooden treads to the first floor and under-stairs storage cupboard. Doors to the Cloakroom/WC, Study, Family Room, Kitchen, Breakfast Room and double opening doors with bevelled glass to the Dining Room. Opening to the Inner Hall.



### INNER HALL

Coved ceiling, two recessed ceiling spotlights and tiled floor. Double opening doors with bevelled glass to the Snug and Drawing Room.

### CLOAKROOM/WC

2.29m x 1.68m (7'6" x 5'6")

Low level WC, pedestal wash hand basin, fully tiled walls, ceiling light point, extractor, single radiator with thermostat, tiled floor and UPVC double glazed window with obscured glass.

### DRAWING ROOM

8.05m x 4.04m (26'5" x 13'3")

Impressive brick Inglenook fireplace with wooden beam and stone hearth housing a cast-iron wood burner, two UPVC double glazed windows overlooking the front, UPVC double glazed window to side, two UPVC double glazed windows overlooking the rear garden with views towards Hope Mountain, UPVC double glazed French doors to the side garden, coved ceiling, two ceiling light points with dimmer switch controls, television aerial point, seven wall light points and two double radiators with thermostats and laminated wood effect strip flooring.



### DINING ROOM

5.54m x 3.99m (18'2" x 13'1")

Feature sandstone fireplace and hearth housing a cast-iron wood burning stove, recess with display shelving, coved ceiling, two ceiling light points, four wall light points, picture light point, double radiator with thermostat, UPVC double glazed window and UPVC double glazed French doors to the rear garden with double glazed side windows.



**SNUG**

3.48m x 3.30m (11'5" x 10'10")

UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, telephone point, TV aerial point and tiled floor.



**KITCHEN**

4.83m x 3.58m (15'10" x 11'9")

Fitted with an extensive range of solid wood fronted base and wall level units incorporating drawers and cupboards with granite worktops incorporating a small breakfast bar. Inset one and half bowl ceramic sink unit with mixer tap and drainer grooved into the worktop. 'Lacanche' dual-fuel range style cooker with five-ring gas (LPG) hob, two ovens, grill and pan drawer with extractor above. Granite topped island unit with shelving, double storage cupboard and wine rack. Fitted dresser with cupboards, drawers, two pull-out basket drawers, plate rack and two glazed cabinets with display spotlighting. Wall tiling to work surface areas with concealed under-cupboard lighting, integrated dishwasher, recessed ceiling spotlights, double radiator with thermostat, mains connected heat alarm, tiled floor, TV aerial point, central heating and hot water controls and two UPVC double glazed windows overlooking the front and side. Door to Utility Room and open-plan to the Breakfast Room.



**STUDY**

4.01m maximum x 2.92m (13'2" maximum x 9'7")

UPVC double glazed window overlooking the front, double radiator with thermostat, coved ceiling, ceiling light point and TV aerial point. Double opening doors to the Family Room.

**FAMILY ROOM**

6.86m maximum x 5.05m maximum (22'6" maximum x 16'7" maximum)

A large Family Room with coved, two ceiling light points, five wall light points, two single radiators with thermostats. UPVC double glazed window overlooking the front and UPVC double glazed French doors to outside.



**BREAKFAST ROOM**

5.26m x 3.99m (17'3" x 13'1")

Coved ceiling, two ceiling light points, two single radiators with thermostats, tiled floor and cupboard housing the oil fired central heating boiler. UPVC double glazed double opening doors to the Conservatory.

**CONSERVATORY**

4.88m x 3.00m (16' x 9'10")

UPVC double glazed Conservatory set on a brick-built base with pitched glass roof, ceiling fan with light, tiled floor, five double power points and double opening French door to outside.



#### UTILITY ROOM

3.12m x 1.60m (10'3" x 5'3")

Fitted with a matching range of base and wall level cupboards and laminated granite effect worktops. Inset one and half bowl composite sink unit and drainer with mixer tap. Wall tiling to work surface areas, ceiling light point, extractor, double radiator with thermostat, tiled floor, plumbing and space for washing machine, space for tumble dryer and UPVC double glazed door to outside.

#### FIRST FLOOR LANDING

Large galleried style landing with spindled balustrade, UPVC double glazed window overlooking the front, thermostatic heating controls, walk-in airing cupboard housing an 'indirect un-vented' hot water storage unit with expansion vessel and light point and slatted shelving, built-in double storage cupboard, moulded ceiling rose with light point, two mains connected smoke alarms, recessed ceiling spotlights, coved ceiling, two single radiators with thermostats and spindled staircase to the second floor. Doors to the Principal Bedroom Suite, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five and Family Bathroom.



#### PRINCIPAL BEDROOM SUITE

An impressive suite comprising: Principal Bedroom, large Dressing Room and En-Suite Shower Room.

#### PRINCIPAL BEDROOM

8.03m narrowing to 4.95m x 4.17m (26'4" narrowing to 16'3" x 13'8")

Two UPVC double glazed French doors leading out onto a Balcony at the rear, two UPVC double glazed windows to side and a UPVC double glazed window overlooking the front, part-vaulted ceiling with ceiling light point, TV aerial point, two double radiators with thermostats and laminated wood effect strip flooring.



#### BALCONY

Timber decked balcony with wrought iron railings enjoying views across farmland towards Hope Mountain.

#### EN-SUITE SHOWER ROOM

2.92m maximum x 2.11m (9'7" maximum x 6'11")

Well appointed shower room comprising: walk-in tiled shower enclosure with canopy style 'rain' shower head, extendable shower attachment and glazed shower screen; fitted worktops with inset wash hand basin and storage beneath; and low level dual-flush WC with concealed cistern. UPVC double glazed window with obscured glass, tiled floor, fully tiled walls, fitted wall mirror, ceiling light point, extractor, recessed ceiling spotlights, electric shaver point and chrome ladder style towel radiator.

#### DRESSING ROOM

5.23m maximum x 3.30m plus door recess. (17'2" maximum x 10'10" plus door recess.)

UPVC double glazed window overlooking the front, built-in double wardrobe having hanging space and shelving, double radiator with thermostat and ceiling light point.

#### BEDROOM TWO

UPVC double glazed window overlooking the rear with views toward Hope Mountain, UPVC double glazed window to side, ceiling light point, double radiator with thermostat, TV aerial point and built-in double wardrobe with hanging space and shelving. Door to En-Suite Bathroom.



#### EN-SUITE BATHROOM

4.01m x 1.73m narrowing to 1.50m (13'2" x 5'8" narrowing to 4'11")

Well appointed suite in white with chrome style fittings comprising: double ended panelled bath with mixer tap, shower attachment and folding glazed shower screen; low level WC; and vanity unit with two inset wash hand basins, tiled splash-back and storage beneath. Fitted wall mirror with mirror fronted cupboards to each side, wall tiling to bath and shower area, tiled floor, recessed ceiling spotlights, extractor, electric shaver point and double radiator.

## BEDROOM THREE

4.32m plus door recess x 3.33m (14'2" plus door recess x 10'11")

UPVC double glazed window overlooking the front, double radiator with thermostat, TV aerial point, ceiling light point and built-in double wardrobe with hanging space and shelving. Door to En-Suite Shower Room.

## EN-SUITE SHOWER ROOM

2.46m x 0.89m (8'1" x 2'11")

Comprising: tiled shower enclosure with Mira XL shower and folding glazed door; vanity unit with wash hand basin, storage cupboard beneath, mixer tap and tiled splash-back; and low level WC. Fitted wall mirror and glass shelving, extractor, ceiling light point and tiled floor.

## BEDROOM FOUR

6.10m maximum x 3.71m maximum (20' maximum x 12'2" maximum)

UPVC double glazed window overlooking the front, two ceiling light points and single radiator with thermostat. Door to En-Suite Shower.

## EN-SUITE SHOWER

2.06m x 1.42m (6'9" x 4'8")

Comprising: tiled shower enclosure with Mira XL shower and curved glazed sliding doors; and a corner vanity unit with wash hand basin and tiled splash-back. Single radiator with thermostat, two recessed ceiling spotlights, extractor, tiled floor and UPVC double glazed window with obscured glass.

## BEDROOM FIVE

3.66m plus recess x 3.58m plus recess (12' plus recess x 11'9" plus recess)

UPVC double glazed window overlooking the rear with views towards Hope Mountain, single radiator with thermostat, ceiling light point and built-in double wardrobe with hanging space and shelving. Door to En-Suite WC.

## EN-SUITE WC

2.34m x 1.09m (7'8" x 3'7")

Comprising: low level WC; and vanity unit with inset wash hand basin, tiled splash-back and storage cupboards beneath. Tall fitted storage cupboard to side, mirrored toiletry cabinet, tiled floor, two recessed ceiling spotlights and extractor.

## FAMILY BATHROOM

3.99m maximum x 3.61m maximum (13'1" maximum x 11'10" maximum)

A large Family Bathroom with a six piece bathroom suite in white comprising: off-set spa bath with a granite surround, mixer tap and shower attachment; vanity unit with two inset wash hand basins, storage cupboards beneath and granite shelving; low level WC; bidet; and tiled shower enclosure with an 'Aqua Heatstore' electric shower, glazed shower screen and sliding glazed door. Fully tiled walls, tiled floor, column style radiator with heated towel rail, recessed ceiling spotlights, extractor, UPVC double glazed window with obscured glass, electric shaver point and large fitted wall mirror.



## SECOND FLOOR LANDING

With double glazed Velux roof light, spindled balustrade, two single radiators with thermostats, two ceiling light points, access to loft space and walk-in storage cupboard with light point. Doors to the Games Room, Bedroom Six, Bedroom Seven, Study, Study and Separate WC.

## GAMES ROOM

5.94m plus recess x 5.49m (19'6" plus recess x 18'0")

UPVC double glazed window to side, two double glazed Velux roof lights to front, two double glazed Velux roof lights to rear with views towards Hope Mountain, double radiator with thermostat, single radiator with thermostat, TV aerial point, access to eaves storage, smoke alarm, recessed glass display shelving, laminated wood effect flooring and recessed ceiling spotlights.



## BEDROOM SIX

4.55m x 2.57m maximum (14'11" x 8'5" maximum)

UPVC double glazed window to side, double radiator with thermostat and ceiling light point.

## BEDROOM SEVEN

3.56m x 2.82m (11'8" x 9'3")

UPVC double glazed window to side, ceiling light point and single radiator with thermostat.

## BEDROOM EIGHT

3.48m x 2.13m (11'5" x 7')

Double glazed Velux roof light to front, fluorescent strip light and single radiator with thermostat.

## STUDY

2.44m x 2.08m (8' x 6'10")

Double glazed Velux roof light to rear with views towards Hope Mountain, fluorescent strip light and single radiator with thermostat.

## SEPARATE WC

2.08m x 0.86m (6'10" x 2'10")

Low level WC, pedestal wash hand basin, part-tiled walls, ceiling light point, extractor, single radiator with thermostat and tiled floor.

## OUTSIDE

The property occupies a large plot extending to approximately 1.1 acre and is approached via a gravelled driveway with double opening remote controlled metal gates, flanked by raised borders with dwarf wall surround and stocked with laurel and evergreen shrubs. The gravelled driveway leads to an extensive parking/turning area in front of the property. The grounds provide extensive lawned areas with a variety of specimen trees including spruce and oak. The property is surrounded by Indian stone flagged terracing with a collonaded boundary at the front. The rear garden is bounded by established hedgerow and backs onto farmland with views towards Hope Mountain. Small orchard area with fruit trees. Outside lighting and outside water tap.



GARDENS



BALCONY VIEWS





#### DETACHED THREE CAR GARAGE

7.26m x 6.05m (23'10" x 19'10")

A large garage block incorporating a double garage and single garage with three remote controlled up and over garage doors, power and light. From the single garage there is a staircase to a useful Store Room. Attached to the rear of the garage there is large storage building and additional store housing the oil storage tank.

#### PADDOCK

There is an adjoining paddock located to the left of the Oaklea Grange with gated access onto Sandy Lane. The area is approximately 1.1 acre.



#### STORE ROOM

10.67m x 3.91m (35' x 12'10")

With two port-hole double glazed windows, double glazed Velux roof lights and TV point.

#### AGENT'S NOTES

- \* Council Tax Band I - Flintshire County Council.
- \* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- \* Services - we understand that mains water and electricity are connected.
- \* Private septic tank drainage.
- \* The property is on a water meter.
- \* The property was built in circa 2000.

#### DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning towards Kinnerton, passing through Gorstella and Lower Kinnerton. Follow the road out of the Village and after approximately a mile take the turning left into Sandy Lane. The property will then be found after a short distance on the right hand side.

#### APPROXIMATE DISTANCES

Hope 1 mile, Higher Kinnerton 2 miles, Broughton - 4 miles, Penyffordd 2 ½ miles, Hawarden - 4 miles, Mold - 6 miles, Wrexham - 7 miles, Chester - 9 miles, Liverpool - 25 miles, Liverpool Airport - 35 miles, Manchester Airport - 44 miles and Manchester - 51 miles.

(NB: all distances are approximate. Source - RAC Route Planner).

#### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/ David.adams@cavendishrentals.co.uk

#### LOCAL PROPERTY EXPERT

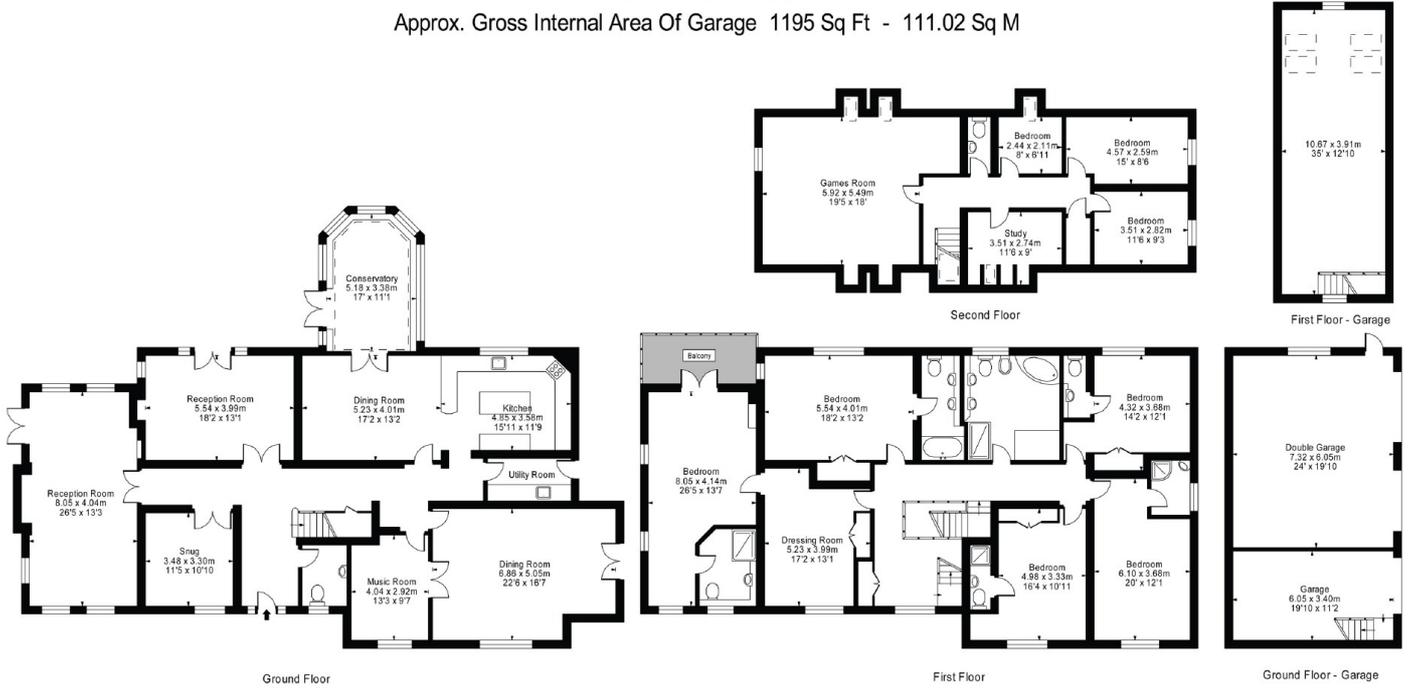
A promotional banner for Cavendish Residential. It features a dark blue background with a yellow bar at the bottom. The Cavendish logo is prominent, showing '25 YEARS' in a large, stylized font above 'Cavendish' and 'RESIDENTIAL' in smaller text. Below the logo, the text reads '25 YEARS AS YOUR LOCAL PROPERTY EXPERT' in yellow, followed by the tagline '...experience matters' in a cursive font. The website address 'WWW.CAVENDISHRESIDENTIAL.COM' is displayed in white on the yellow bar.

PS/CC

# Oaklea Grange, LL12

Approx. Gross Internal Area 5483 Sq Ft - 509.39 Sq M  
(Excluding Garage)

Approx. Gross Internal Area Of Garage 1195 Sq Ft - 111.02 Sq M



THIS FLOORPLAN IS FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE. IT IS NOT INTENDED TO FORM PART OF ANY OFFER OR CONTRACT.  
ALL MEASUREMENTS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR FIXTURES OR FURNISHINGS.  
MEASURED ACCORDING TO RICS GUIDELINES.

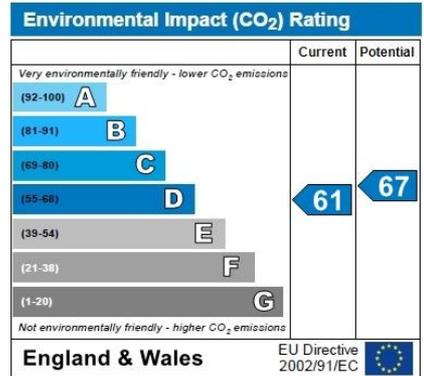
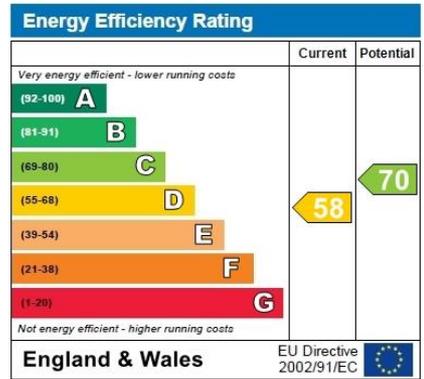
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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Hope House

