Offer in the region of £375,000

Woodside, Cloy Lane, Overton-on-dee, Nr Wrexham, LL13 0DJ

A superbly situated 3 bedroom detached country house offering potential for complete refurbishment and possible extension (subject to LA Consent), with gardens and land extending, in all, to around 2 acres, in an extremely popular rural location, a short distance from the village of Overton-on-Dee.
FOR SALE

Overon-On-Dee (2 miles), Wrexham (7 miles), Ellesmere (7 miles), Chester (18 miles) and Shrewsbury (25 miles).

(All distances approximate)

- Detached country house
- Requiring refurbishment
- Potential for extension
- Large gardens
- Land ext., in all, to 2 acres
- Super rural location

DESCRIPTION

Halls are favoured with instructions to offer Woodside, Cloy, near Overton-on-Dee, for sale by private treaty.

Woodside is a superbly situated 3 bedroom detached country house offering immense potential for complete refurbishment and possible extension (subject to LA Consent), with gardens and land extending, in all, to around 2 Acres, in an extremely popular rural location, a short distance from the village of Overton-on-Dee.

The property, which is now dated and in need of modernisation, currently provides, on the ground floor, a Reception Hall, Lounge / Dining Room, Kitchen / Breakfast Room, Sitting Room, Rear Entrance Lobby, Shower Room and Inner Hall, together with three first floor Bedrooms and a Family Bathroom. The property has the benefit of an oil fired central heating system, is double glazed and is presented for sale with any fitted carpets included in the purchase price.

Outside, the property is approached through double opening high level gates over an extensive tarmac drive with room and parking and manoeuvring a good number of vehicles, leading to an attached double garage.

The gardens are a super feature of the property and include mature lawns, flanked by high level trees and hedging, leading on to a small area of woodland.

The land is a major feature of the property and is adjacent to the house, all down to grass, ideal for those with equestrian interests.

The sale of Woodside does, therefore, provide a very rare opportunity for purchasers to acquire a superbly situated country house with such potential to modernise and possibly extend, according to ones individual tastes and requirements, to produce a first class family home in this particularly popular rural location.

N.B.
The property is available with less land, if required, at a reduced asking price.

SITUATION

Woodside is situated in a most attractive unspoilt rural location surrounded by open farmland. Whilst enjoying this peaceful rural location it is only approximately 2 miles from the well known village of Overton On Dee which has excellent local amenities to include a Primary School, Doctors Surgery, Village Shops and Parish Church to name but a few. The property is, also, only 7 miles from Wrexham and 7 miles from Ellesmere both of which have a more comprehensive range of amenities of all kinds. The county towns of Chester (18 miles) and Shrewsbury (25 miles) are also within easy commuting distance.

DIRECTIONS

From Overton-on-Dee, proceed on the Bangor road (B5069) for approximately 0.7 of a mile and turn right signposted ‘Cloy and Hollybush’. Proceed along this country lane for approximately 1.3 miles and Woodside will be situated on your left hand side, identified by a Halls for sale board.

THE ACCOMMODATION COMPRISSES:

A partly glazed front entrance door opening in to a:

FRONT ENTRANCE PORCH

With a tiled floor, and partly glazed front entrance door opening in to the:
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.
RECEPTION HALL
With a parquet block floor, and door in to a storage cupboard and a door in to the:

LOUNGE / DINING ROOM
26'3" x 13'1" (8.00m x 4.00m)
With a double glazed bay window to front elevation, parquet floor, wall mounted heater, radiator, double glazed window to side elevation, a modern tiled fireplace with a tiled hearth, surround and mantel over and coved ceiling.

KITCHEN / BREAKFAST ROOM
21'0" x 6'11" (6.4m x 2.1m)
With a stainless steel single drainer sink unit (H&C) with mixer tap and cupboard under, roll topped work surfaces to either side with base units below, a Bosch four ring hob with tiled splash and fitted extractor hood over, matching eye level units, windows to side elevation, integrated Bosch double oven with matching cupboards above and below and integrated fridge freezer to one side, radiator, coved ceiling, fluorescent strip lighting and a door through to a:

SITTING ROOM
12'6" x 11'10" (3.8m x 3.6m)
With a thermoplastic tiled floor, radiator, double glazed window to side elevation and partly glazed door to a:

REAR ENTRANCE LOBBY
With a partly glazed door to gardens, and a door in to a:

SHOWER ROOM
With a tiled floor, tiled shower with Triton shower unit (H&C), pedestal hand basin (H&C), a Mistral oil fired boiler which heats the domestic hot water and central heating radiators, window to side elevation and doorway in to a low flush WC.

INNER HALL
With door in to a walk-in storage area.

FIRST FLOOR LANDING
With an inspection hatch to roofspace, window overlooking the paddock and door in to:

BEDROOM 1
13'1" x 11'10" (4.00m x 3.6m)
With a wood boarded floor, radiator, double glazed bay window to front elevation with lovely views over the front gardens and delightful open countryside beyond with coved ceiling and second double glazed window to side elevation.

BEDROOM 2
13'9" x 13'1" (4.2m x 4.0m)
With a wood boarded floor, radiator, coved ceiling, double glazed windows to two elevations overlooking the gardens, radiator and a door in to a wardrobe cupboard.

BEDROOM 3
8'6" x 6'11" (2.6m x 2.1m)
With wood boarded floor, radiator and double glazed window to front elevation overlooking the front gardens and lovely unspoilt countryside beyond.

FAMILY BATHROOM
With a panelled bath (H&C) with tiled surround low flush WC, vanity hand basin (H&C) with cupboards and drawers below, double glazed window to rear elevation overlooking the rear gardens and open fields beyond, radiator, extensive half wall tiling and a door in to an airing cupboard with hot water cylinder, immersion heater and slatted shelving.
OUTSIDE
The property is approached off the council maintained Cloy Lane through double wrought iron gates over a cattle grid and then on to a tarmac forecourt area, with room for parking and manoeuvring a good number of vehicles and leading to the attached:

DOUBLE GARAGE
21’4” x 17’5” (6.5m x 5.3m)
With metal up and over front door, concreted floor, power and light laid on.

GARDENS
The gardens are an attractive feature of the property and comprise a mature shaped lawn to the side of the house, all flanked by high level trees for privacy, and leading on to a small area of woodland with a further lawn area to the rear of the house and garage. There is a timber garage, now used for storage purposes.

LAND
The land is a major feature of the property and is adjacent to the house, all down to grass, ideal for those with equestrian interests.

PLANNING PERMISSION
A new vehicular access in to the side paddock is currently awaiting planning approval.

BOUNDARIES
The Purchasers will be required to erect a stock proof fence on the boundaries of the property within 4 weeks of Completion of a purchase to a specification to be agreed by the current Vendor.

SERVICES
We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000.

COUNCIL TAX
The property is in Band ‘ ’ on the Wrexham County Borough Register. The payment for 2019/2020 is

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

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