



PICK HILL HALL | PICK HILL LANE | WREXHAM | LL13 0UG | GUIDE PRICE £560,000



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

The Lodge, Pick Hill Hall

Pick Hill Lane, Wrexham, LL13 0UG

Guide Price £590,000 to £600,000.

A rare opportunity to own this truly stunning and individual grade II listed former gatehouse which dates back to 1866. Situated in a quiet semi-rural location and offering a wealth of rich original features including a turreted staircase, the property was exceptionally and sympathetically renovated in 2013.





DESCRIPTION

A truly unique and intriguing grade II listed former gate house, which has been sympathetically extended and undergone a sensitively full restoration in 2013.

The Lodge was built as part of the Victorian improvements to Pickhill Hall and dates back to 1866, offering a wealth of rich original features typical of the gothic revival style which are well preserved and a credit to the history and character of the property. The features include arched windows, detailed wooden doors, tiled flooring, slate fireplaces and most impressive of all the conical stair turret.

The property is situated in a private and picturesque setting at the end of an adopted road, benefitting from a rural setting yet only being two miles from Bangor on Dee, five miles from Wrexham and fifteen miles from Chester City Centre.

Approached over a gated driveway with the property being entered through a large arched timber door which opens into the magnificent hallway, perfectly setting the tone of the property, with a curved wall and spiral staircase leading to the first floor. There are three versatile reception rooms all which benefit from a stunning feature fireplace with working open fire. There is a large breakfast kitchen with an oak work surface and Belfast sink, completing the ground floor is a cloakroom/wc which features a stunning bespoke carved stone sink unit.

The first floor is accessed via the spiral staircase, giving access to four double bedrooms, each of which offering character and charm and providing present views. There is a large family bathroom which is perfectly in keeping with the rest of the property but offering a modern twist.

Outside the property benefits from a large but easily maintained garden which is predominantly laid to lawn. There is a hedgerow boundary and planted borders an ideal space to enjoy however you choose.

LOCATION

Located between Bowling Bank and Worthenbury The Lodge is situated in a totally unspoilt rural setting surrounded by open countryside, yet is still within just a short distance of the local hamlet of Cross Lanes (2 miles) which has a mini supermarket and is ideal for day to day needs. The property is, also, within easy reach of the larger centres of Wrexham (5 miles) and Ellesmere (12 miles) both of which have an excellent range of local shopping, recreational and educational facilities. Chester City Centre is approximately 15 miles.

HALLWAY

Entered through a large arched timber door, with a side aspect window, quarry tiled flooring, storage area and wooden spiral staircase to the first floor.

SITTING ROOM

12' 7" x 12' 5" (3.84m x 3.78m) A warm room with a front aspect arched window, feature cast iron fireplace with open fire and slate surround, wooden flooring and two traditional cast iron radiators.

LIVING ROOM

13' 8" x 12' 8" (4.17m x 3.86m) Having triple aspect windows, a feature cast iron fireplace, quarry tiled flooring, built in timber storage



cupboard and draws and two traditional cast iron radiators.

DINING ROOM

12' 8" x 12' 5" (3.86m x 3.78m) With a side aspect sash window, feature fireplace with slate surround and timber mantle and a quarry tiled

BREAKFAST KITCHEN

16' 8" x 14' (5.08m x 4.27m) A bespoke kitchen with an oak work surface offering space for appliances and plumbing for a washing machine. Space for a range cooker, Belfast sink with ceramic bevelled drainer. Quarry tiled floor, duel aspect double glazed windows and a timber door opening to the rear garden.

CLOAKROOM WC

Fitted with a low level wc, bespoke stone wash basin set on an oak stand, feature arched window, quarry tiled floor, storage cupboard housing the boiler and a cast iron radiator.

FIRST FLOOR LANDING

Accessed via the spiral staircase, with wooden flooring, storage cupboard, feature wooden paneled wall, loft access (to fully boarded loft area) and doors to.

MASTER BEDROOM

13' 1" x 12' 6" (3.99m x 3.81m) Having two front aspect sash windows, a feature fireplace with slate surround, wooden flooring and a traditional cast iron radiator.

BEDROOM TWO

13' 9" x 12' 7" (4.19m x 3.84m) A double bedroom with two sash windows offering field views, with a feature fire place, wooden flooring and traditional cast iron fireplace.

BEDROOM THREE

13' 9" x 8' 2" (4.19m x 2.49m) With two side aspect double glazed sash windows, wooden flooring and a cast iron radiator.

BEDROOM FOUR

13' 1" x 8' (3.99m x 2.44m) With two side aspect double glazed sash windows, wooden flooring and a traditional cast iron radiator.

BATHROOM

A traditional bathroom with a modern twist which is fitted with a roll top bath with shower attachment to the mixer tap, a wc with high level flush and a wall mounted wash hand basin with exposed copper pipes and tiled splash back. Having wooden flooring, two sash windows and a cast iron radiator.

OUTSIDE

The property is approached over a council maintained road, having a gated entrance which leads to a spacious driveway offering off road parking for several vehicles. Planning permission was previously granted for a brick built double garage.

The gardens are mainly laid to lawn and are easily maintained, with a



hedgerow boundary and planted border.

ADDITION INFORMATION

The property has oil central heating with bottled gas for cooking.
There is mains water and drainage is to a private tank system which is emptied once a year.

Pickhill lane is adopted and maintained by the local council

Major improvements which were done in 2013 includes, wiring, plumbing, fireplaces and work to the roof.

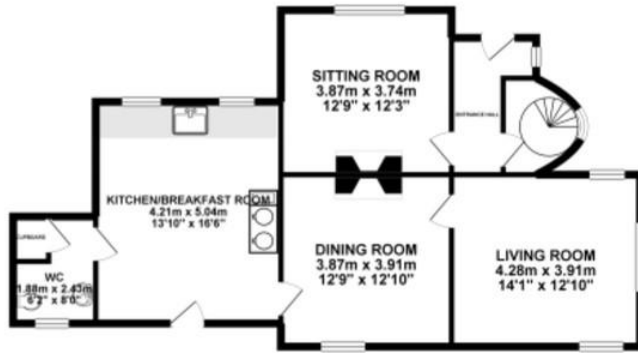




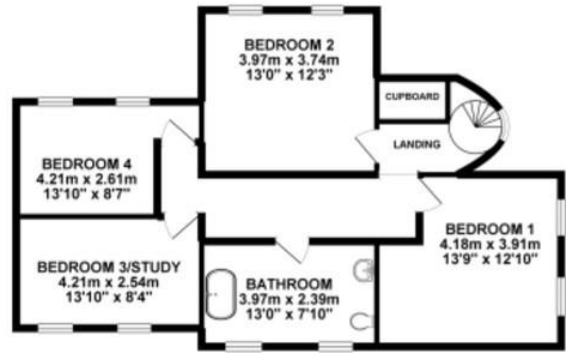




GROUND FLOOR 79.67 sq. m.
(857.52 sq. ft.)



1ST FLOOR 64.77 sq. m.
(697.20 sq. ft.)



TOTAL FLOOR AREA : 144.44 sq. m. (1554.72 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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