



MULBERRY BARN

THE STABLES | BOWLING BANK | LL13 9QF



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Wrexham 6 miles | Chester 14 miles | Shrewsbury 30 miles | Liverpool (38 miles)
(all mileages are approximate)

AN ELEGANTLY PRESENTED FOUR BEDROOM BARN CONVERSION

Stylishly Presented
Over 2,200 sq ft
Generous Gardens
Double Garage
Hamlet Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Mulberry Barn is an impressive, predominately single-storey barn conversion completed to exacting standards and providing over 2,200 sq ft of thoughtfully arranged and elegantly presented living accommodation with potential to cater to a variety of buyer demographics, whilst presently comprising an Entrance Hall, open-plan Living/Dining/Kitchen space, Utility Room, Boiler Room/Office, Snug, family Bathroom, and four Bedrooms (with the Master enjoying an adjoining En-Suite and Dressing Room).

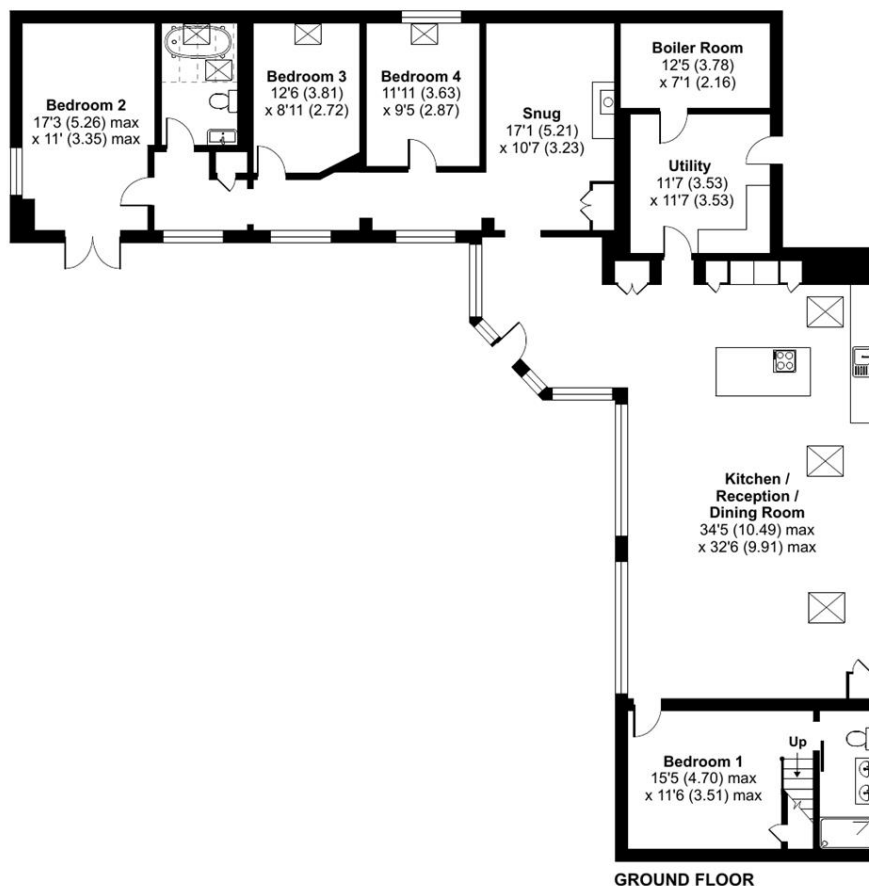
The property is positioned within generous gardens which extend, in all, to around 0.15ac, and are carefully arranged in a courtyard fashion within the wings of the property, and which have been meticulously maintained and improved by the current vendors to serve as a wonderful complement to the property, with an area of shaped lawn bordered by paved seating areas, alongside a substantial gravelled driveway which leads on to a double garage.

SITUATION

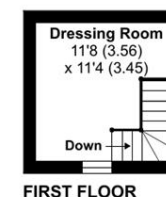
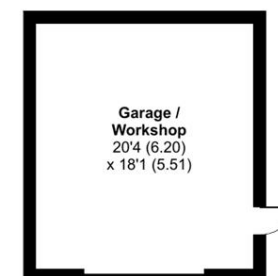
Mulberry Barn is enviably positioned on the edge of a well-regarded development of barn conversions and encompassed by the gently undulating landscape of the Welsh countryside within the rural hamlet of Bowling Bank, which lies roughly in the equidistant between the popular villages of Farndon, Malpas, and Bangor-On-Dee, all of which offer a range of local amenities, including Schools, Shops, and Public Houses. The county centres of Chester and Wrexham are positioned to the north and enjoy a comprehensive array of amenities of all kinds, including cultural and artistic attractions.

PROPERTY

The property provides principal access via a solid-oak door which opens into a prominent Entrance Hall with a bank of glazing overlooking the well-maintained gardens, this flooring flows through to the northern wing of the property and into a striking open-plan



Approximate Area = 2212 sq ft / 217.6 sq m
 Limited Use Area(s) = 31 sq ft / 2.8 sq m
 Garage = 369 sq ft / 34.3 sq m
 Total = 2742 sq ft / 254.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1309272



Living/Dining/Kitchen, which serves as the heart of this impressive home with retractable doors allowing seamless interaction between the property and gardens, alongside a range of exposed ceiling trusses, polished concrete floors, and a modern fully-integrated kitchen complete with a range of base and wall units; the room provides a wonderfully versatile and social space for family living or entertaining.

Accessed off the Living/Dining/Kitchen is a generously proportioned Utility Room, boasting a secondary access door and partially panelled walls, with the room currently utilised as a home Office/Study, and from where a doors leads on to a Boiler Room. The Northern wing of the property, and accessed from the Living/Dining/Kitchen Room, is completed by the Master Bedroom with enjoys an adjoining En-Suite featuring a stylish suite, and stairs which rise to a Dressing Room.



Turning left from the Entrance Hall to the southern wing of the property, one immediately enters a cosy Snug, ideal for more intimate occasions and boasting an exposed brick wall positioned behind a multi-fuel burner. The Snug leads into an Inner Hallway with a row of glazing overlooking the gardens and providing access into three further Bedrooms, all comfortably sized and with bedroom Two benefitting from double-opening doors which exit onto the garden. The living accommodation is completed by a family Bathroom containing a modern white suite with freestanding bath.

GARDENS

The gardens are a particularly notable feature of the property and nestle in a courtyard fashion within the wings of the property, with a centrally positioned area of shaped lawn bordered by low-level brick-walls and floral beds, alongside attractive paving providing space for outdoor dining and entertaining.

OUTSIDE

The property is accessed off a quiet country lane through electrically operated double-opening timber-clad gates set within brick pillars, which leads onto a substantial gravelled parking area providing ample space for a number of vehicles, this culminating at a double Garage (approx. 6.20m x 5.50m) with an electrically-operated roller shutter door, pedestrian side door, power and light laid on.



SCHOOLING

Within a convenient proximity are a number of highly rated state and private schools, including: St. Pauls Primary, Holt School, St. Christopher's School, Bryn Tirion School, The Maelor School, and the King's and Queen's schools in Chester.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system and heating is provided by a biomass boiler.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

EPC RATING - D

COUNCIL TAX

Council Tax Band – D

DIRECTIONS

What3Words [///reinvest.fonts.player](https://www.what3words.com/reinvest.fonts.player)
Leave Wrexham in a south-easterly direction via the A525, passing through the village of Marchweil until reaching a T junction in the centre of the village of Cross Lanes, here turn left onto the B5130 and continue for approximately 2.2 miles where a right hand turn (signposted Sutton Green) leads onto a country lane. Proceed along the lane for circa 0.5 and turn left at the T junction onto Rodens Hall Lane.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary roads, fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



