



ISCOYD HOUSE

BROOMERS LANE | ISCOYD | SY13 3AR





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Whitchurch 3 miles | Wrexham 14 miles | Chester 22 miles | Shrewsbury 23 miles
(all mileages are approximate)

A WONDERFUL, DETACHED FAMILY HOME OFFERING SPACIOUS
ACCOMMODATION OVER TWO FLOORS WITH NO UPWARD CHAIN
WITH LARGE LANDSCAPED GARDENS AND LAND TO APPROX 5 ACRES.

Well Presented Modernised Family Home
Three Reception Rooms, Garden Room
Two Kitchens, Conservatory, Utility
Four Bedrooms, Three Modern Bathrooms
Large Landscaped Gardens, No Upward Chain



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Iscoyd House is a well presented and fully modernised family home located in the popular semi-rural location of Iscoyd which is 3 miles from Whitchurch. There are large, landscaped gardens and land to just under 5 acres. The property also benefits from a double garage, main drive and a second access point ideal for horse boxes that lead to the rear of the house and the land.

SITUATION

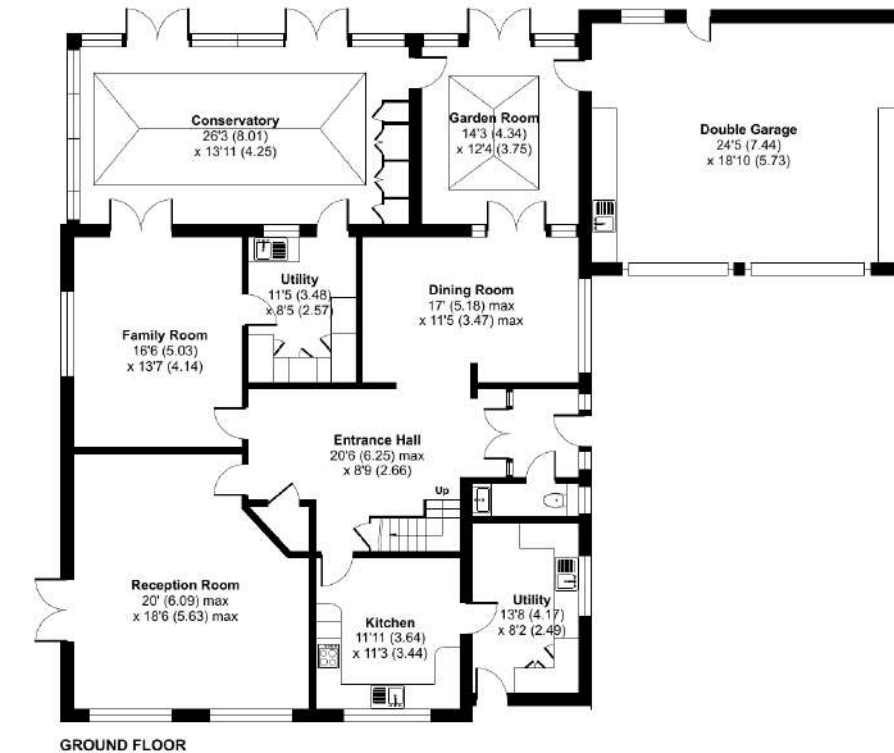
The property is located in the Hamlet of Iscoyd close to the well-known Iscoyd Park. There is excellent access onto the A525 to Whitchurch or Wrexham. The Historic market town of Whitchurch has an excellent range of local shopping, restaurants and bars. There are four supermarkets, railway and bus station. Whitchurch is located on the canal network and also has a wide range of leisure activities and sports clubs.

The City of Chester is 22 miles away, Shrewsbury 23 miles and Wrexham 14 miles away. Crewe railway station is 20 miles from the property with access to the fast train network.

PROPERTY

This spacious and fully modernised detached family home measures 3,200ft² and is being sold with No Upward Chain.

The property comprises an entrance door that opens into a spacious porch with tiled floor and a door to cloak room with W.C and vanity unit with wash hand basin. There are double doors that then open into the spacious reception hall. There is a large living room with double doors that overlook the large gardens to the side and windows to the front. There is also a family room, dining room, conservatory and garden room.

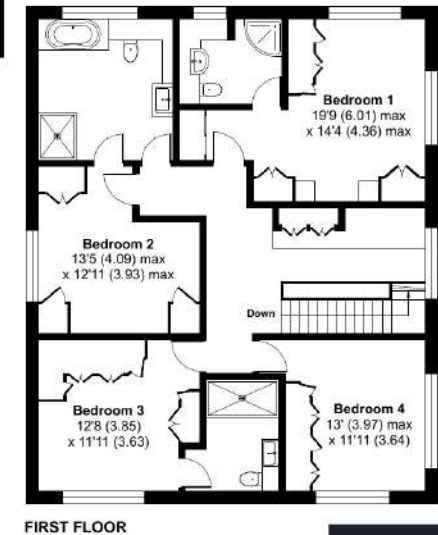


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Halls. REF: 1382476

The main fitted kitchen with a wide range of base and wall mounted units, integrated dish washer, electric oven with warming drawer and a microwave. There is a large utility room with matching units, drainer sink unit, window to the side and front door. Also off the family room is a second kitchen with base and wall mounted units.

The stairs ascend from the reception hall to the large galleried landing with a picture window to the side. There are a range of cupboards, display cabinets and desk space. There is a master bedroom with wonderful views, fitted wardrobes and a large modern ensuite shower room. There is a guest bedroom with en-suite shower room, two further bedrooms and a family bathroom. The bedrooms all have fitted wardrobes, and the property has UPVC double glazed windows and modern electric heating.

Approximate Area = 3153 sq ft / 292.9 sq m
Garage = 459 sq ft / 42.6 sq m
Total = 3612 sq ft / 335.5 sq m
For identification only - Not to scale





GARAGING AND GARDENS

The property is accessed off Broomers Lane to a tarmac drive that leads to the double garage. The main drive is shared with The Barn next door and the double garage has wooden floor with steps leading down to a large inspection pit. There are large, landscaped gardens to the front with lawns, flower borders with a wide variety of mature specimen plants trees. There is also a second access point off the lane to the land and rear of the property which is ideal for horse boxes and trailers.

LAND

To the rear of the house and gardens is a large paddock extending to approximately 4 acres. This is level and well draining, permanent pasture which has been extremely well maintained. A bridle path runs adjacent to the property boundary, offering an extensive route for hacking.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

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

Mains electricity are understood to be connected. Drainage is to a septic tank. Heating is by individually controlled electric radiators. Water is connected privately and is billed quarterly.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words ///postings.stealthier.sides
From the roundabout from the Whitchurch ring road drive out on the A525 heading towards Wrexham. After about 1 mile and just past the Ellesmere junction turn right signposted Iscoyd. After about ½ a mile turn left into Broomers Lane and follow the road for a further ½ mile and the property can be found on the right-hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in 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 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.



