

# CHIRK MANOR

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CHIRK | TREVOR ROAD | WREXHAM





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Oswestry 6 miles | Chester 22 miles | Shrewsbury 23 miles  
Manchester 55 miles | Birmingham 52 miles | London Euston 1 hour 45 minutes  
(Distances and time approximate)

A substantial Grade II listed Georgian manor of architectural presence and scale, offering restoration potential within private grounds close to the English–Welsh border.

Grade II listed sandstone Georgian Manor  
Approx. 7,076 sq ft including garage & outbuildings  
Eight bedrooms, seven reception rooms  
Impressive ceiling heights and original detailing  
Gated entrance and private approach  
Detached garage/games room and outbuilding  
Elevated rural views to the rear  
Scope for refurbishment and landscaping enhancement

VIDEO TOUR



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# LOCATION & SITUATION

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Chirk Manor occupies a discreet position on the edge of Chirk, a historic and well-served village set between the Welsh Hills and the Shropshire border. The property enjoys privacy whilst being within walking distance of local amenities including independent shops, restaurants, public houses, medical facilities and rail connections. The surrounding countryside provides exceptional walking, cycling and outdoor pursuits, with Chirk Castle, the Ceiriog Valley and River Dee close by.

**Road:** Excellent access to the A5 and A483 linking to Chester, Shrewsbury and the wider Midlands motorway network.

**Rail:** Chirk railway station 0.5 miles; Ruabon Station approx. 3 miles with direct services to Chester, Birmingham New Street and London Euston.

**Air:** Manchester Airport approx. 1 hour; Liverpool John Lennon Airport approx. 1 hour; Birmingham Airport approx. 1 hour 15 mins.

**Schools:** Ellesmere College, Shrewsbury School, Moreton Hall, Packwood Haugh and reputable local state schools nearby.

**Sporting:** Golf at Oswestry and Wrexham; horse racing at Chester; water sports at Lion Quays; extensive countryside pursuits.



# CHIRK MANOR

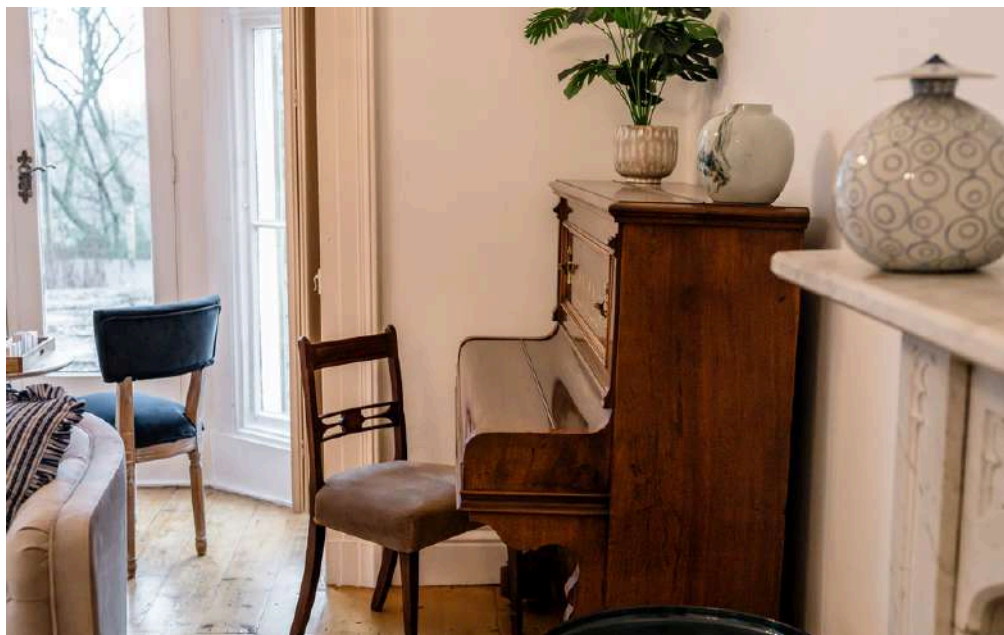
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Chirk Manor is a Grade II listed sandstone residence built in 1853 as a substantial Tudor Gothic vicarage. Prominently positioned within its grounds, it enjoys far-reaching rural views and notable architectural presence.

Extending to approximately 7,076 sq ft including outbuildings, the accommodation is arranged over two floors and retains tall sash windows, fireplaces and a central staircase. Externally well maintained, the interior now requires modernisation, offering an excellent opportunity to restore and enhance a distinguished Victorian home.







## THE ACCOMMODATION

Chirk Manor offers extensive accommodation arranged over two principal floors together with cellar, detached garage/games room and additional outbuilding.

The ground floor is centred around an impressive reception hall with grand staircase and exceptional ceiling heights. A sequence of formal reception rooms radiate from the hall, including drawing room, dining room, music room, sitting room/study, snug and cinema room. These rooms display strong proportions and original detailing, forming an excellent foundation for sympathetic restoration.

The kitchen/breakfast room and adjoining family dining space are positioned to the rear and, whilst functional, will require modernisation. Ancillary areas include utility/laundry facilities, shower room and storage.

The first floor provides a generous principal bedroom suite, guest accommodation and six further bedrooms, together with multiple bathrooms. Bathroom provision is ample but specification and finish would benefit from updating.

Throughout the property, purchasers should anticipate a programme of works including kitchens, bathrooms, services and decorative improvement, together with potential layout refinement (subject to listed building consent).

This is a substantial heritage residence requiring investment, offering the rare ability to create a landmark private home of scale and stature.

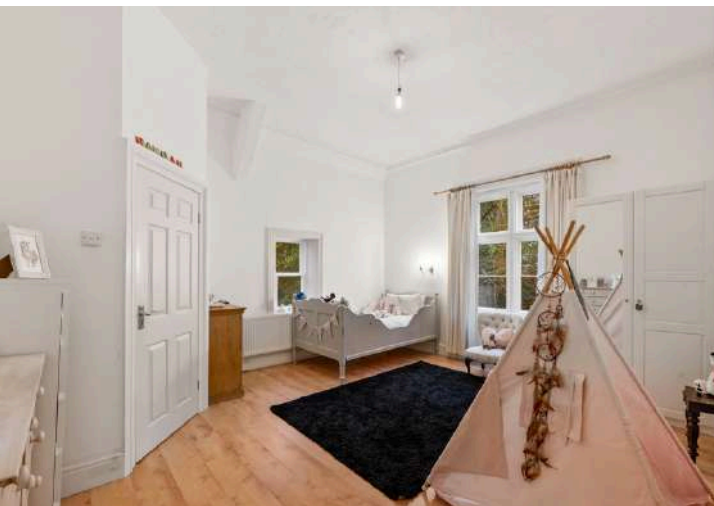






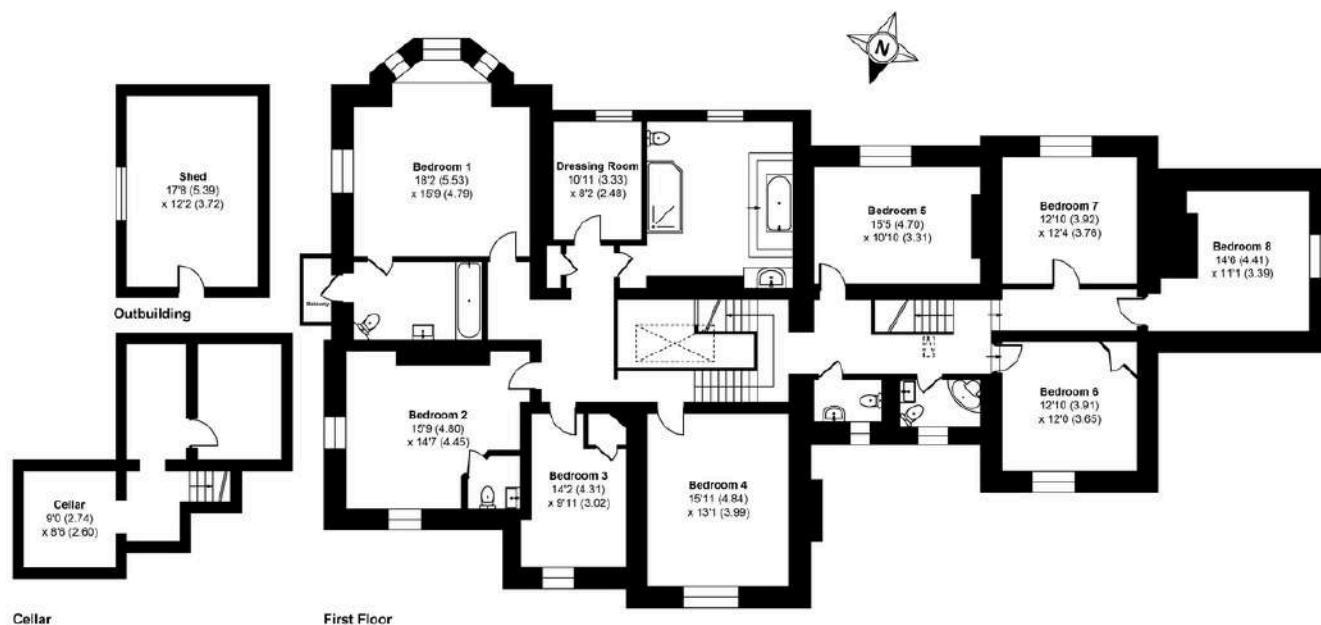




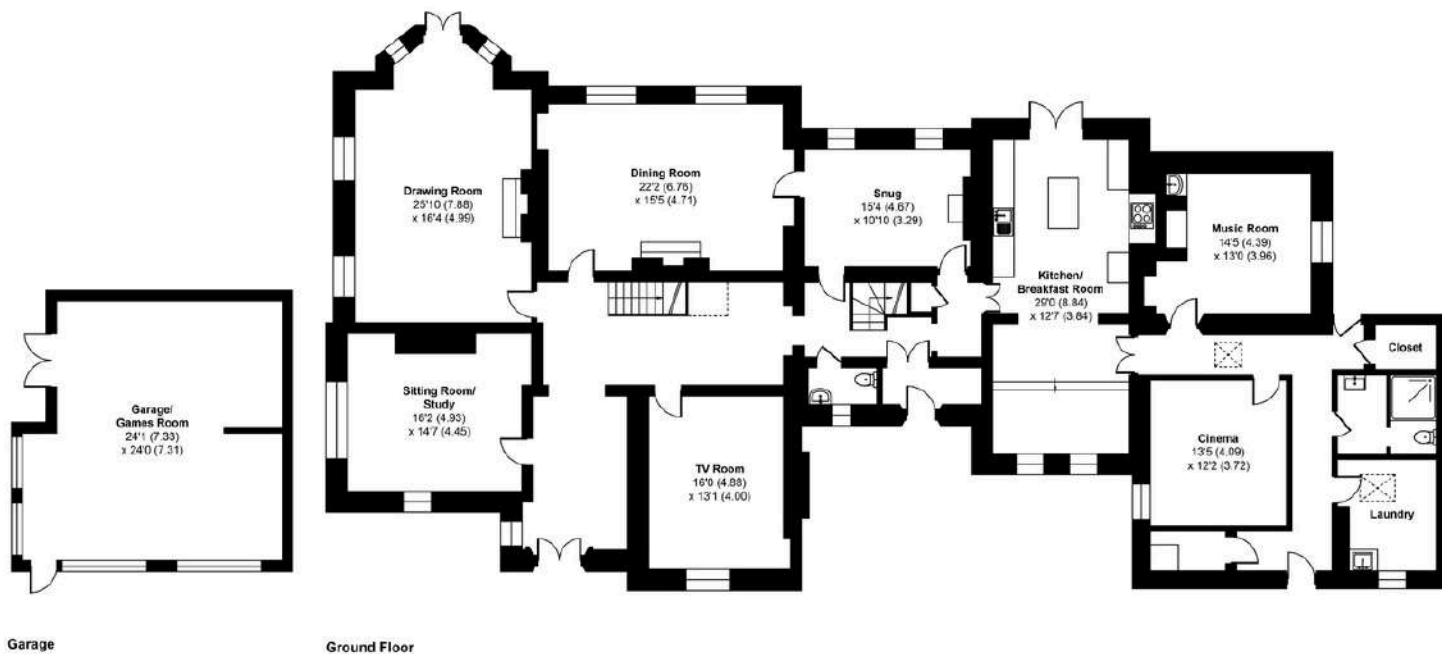




# CHIRK MANOR



Approximate Area = 6324 sq ft / 587.5 sq m  
 Outbuilding = 215 sq ft / 20.0 sq m  
 Garage = 537 sq ft / 49.9 sq m  
 Total = 7076 sq ft / 657.4 sq m  
For identification only - Not to scale



Garage

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Lens-Media for Halls.

VIDEO TOUR



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## GARDENS & GROUNDS

The Manor stands within grounds approaching one acre, enjoying privacy and elevated rural views to the rear. The gardens include mature trees, established planting and open areas surrounding the house, along with a timber viewing deck positioned to maximise the outlook.

To support long-term stewardship, a French drainage system has recently been installed to assist with surface water management and protect the building's integrity. Resulting groundworks have created areas of prepared soil, providing a blank canvas for reinstated lawns or a bespoke landscaping scheme. A gravelled forecourt offers ample parking and enhances the sense of arrival, while the grounds present excellent scope for terraces or structured garden design.



# GENERAL REMARKS

## 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 electricity, water and drainage. Heating is provided via oil-fired central heating, with LPG cylinders serving the kitchen range. Full-Fibre Broadband has recently been installed at the property.

## LOCAL AUTHORITY

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

Tel: 01978 292000

## COUNCIL TAX

Council Tax Band – I

## EPC

Rating – F

## DIRECTIONS

What3Words ///admits.marshes.branching (Main house)

What3Words ///singers.flotation.stance (Entrance)

From the centre of Chirk proceed along Trevor Road. The gated entrance to Chirk Manor will be found on the right-hand side, clearly identified by Halls signage.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHTS 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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.







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