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Chirk Barn Lower Road, Bowling Bank, Wrexham, LL13 9RT

Offers In Excess Of £550,000

Fully renovated in 2024 to an exceptional standard is the beautifully presented 3 double bedroom 2 bathroom barn conversion offering an abundance of charming features blended with modern day comforts providing simply stunning family accommodation. Set amongst approximately ¼ of an acre of grounds with views across open fields towards the Welsh hills, Chirk Barn has been skillfully redesigned using plenty of natural materials including Oak beams, Oak internal doors, staircase, skirting and door frames together with heated stone flooring providing warmth underfoot. The impressive accommodation briefly comprises a welcoming Oak pillared porch, entrance hall with storage cupboard and cloakroom/w.c., fabulous sociable and practical fitted kitchen breakfast dining room appointed with an extensive range of base and wall cabinets with quartz work surface areas, central island and bi fold doors opening to the rear garden. A stylish Oak and Glass staircase separates the spacious lounge which features another set of bi fold doors from where to admire the views and an exposed brick chimney breast with illuminated shelving and storage either side. The 1st floor landing with Oak cottage style doors connects the 3 double bedrooms, all with fitted wardrobes, drawers and high ceilings exposing the Oak beams, and a luxuriously appointed family bathroom. The dual aspect principal bedroom offers lovely views together with a stylish en-suite shower room. The impressive family bathroom includes a freestanding slipper shaped bath and walk in shower area. Externally, the brick paved gated drive provides plenty of private parking, a former double garage now provides an entertaining room incorporating a bar servery and home cinema. The large rear garden features an Indian stone paved patio with gazebo, ideal for socialising and relaxing, a generous lawned area, good sized shed and stylish black lighting to the modern fencing. Viewing essential. Energy Rating - TBC

LOCATION
Chirk Barn forms part of a small select development of similar barn conversions located within the picturesque semi rural hamlet of Bowling Bank surrounded by open countryside yet having the benefit of good road links to both Wrexham and Chester, ideal for those seeking a rural location yet requiring access to the major commercial and industrial centres of the region. Designed to provide countryside views from the majority of rooms the area is popular amongst dog owners and walkers due to the lovely scenic location. There is a local Primary School together with highly regarded secondary schools in the catchment. The popular villages of Holt and Farndon with their excellent amenities and convenient shopping facilities are just a short drive.

DIRECTIONS
Leave Wrexham on the A525 Whitchurch Road (through Kingsmills) and pass on through Marchwiel into Cross Lanes. At the Cross Lanes traffic lights turn left in the direction of Holt (B5130). Continue for approximately 3 miles, passing the Primary School on the left hand side. Take the next right hand turn into Church Lane and bear left passing St Pauls Church on the right, bear left onto Lower Road and continue for approximately ½ of a mile, where the property will be observed on the right.

ON THE GROUND FLOOR
A beautifully crafted oak entrance porch on brick plinths with Indian stone steps with inset spotlights, lantern style roof light and part glazed oak entrance door with black fittings opening to:

HALLWAY
With heated stone flooring that continues throughout the ground floor, oak internal doors with oak skirting and door frames, inset ceiling spotlights, wall light points and double doors opening to a useful storage cupboard housing the Ideal gas central heating boiler (LPG) and pressurised hot water cylinder.

CLOAKS/W.C
Appointed with a wash bowl on a Quartz shelf with two door vanity cupboard below, wall mounted mixer tap above and illuminated mirror, low flush w.c with dual flush, upvc double glazed window, sensor activated inset ceiling spotlights, exposed brickwork and stone heated flooring.

OPEN PLAN KITCHEN/BREAKFAST/DINING ROOM 24'7" x 17'4" (7.5m x 5.3m)
An impressive sociable and practical living space with heated stone flooring throughout designed to enjoy the lovely views through bi-fold doors opening to the rear garden with exposed beams to ceiling. The kitchen area comprises of an attractive range of base and wall cupboards complimented by Quartz work surface areas with matching upstands and window sills, central island with Quartz work surface incorporating a twin bowl ceramic sink unit with mixer tap incorporating hot tap, ingrained drainer, additional storage cupboards below, breakfast bar and three downlighters above, integrated appliances include a wine cooler, washing machine and separate dryer, housing for American style fridge freezer with water connection, Rangemaster five burner gas stove with exposed brick chimney breast incorporating extractor fan and oak mantel, cutlery and pan drawers, two corner full height larder style cupboards and in-ceiling speakers. The family sized dining area provides an excellent space for sociable gatherings. An open glass staircase rises to the first floor landing with useful storage cupboard below.

LIVING ROOM 17'8" x 14'9" (5.4m x 4.5m)
Feauturing a matching set of bi-fold doors opening to the rear garden, illuminated Bespoke shelving with useful storage cupboards either side of an exposed brick chimney breast with oak mantel and space for an electric stove, exposed beams to ceiling, spotlights and speakers to ceiling and upvc double glazed window to front with deep oak sill.

ON THE FIRST FLOOR
Approached via the open glass staircase to:

LANDING
With two Velux windows above providing an excellent degree of natural light, inset ceiling spotlights, wall light points, exposed oak beams, oak internal doors with black fittings and Victorian style radiator.

BEDROOM ONE 17'8" x 12'1" (5.4m x 3.7m)
An impressive dual aspect principal bedroom including upvc double glazed windows from where to enjoy the views towards the Welsh Hills, upvc double glazed window to front with oak sill, extensive range of fitted wardrobes, over head storage cupboards, drawer units and dressing table with illuminated mirror above, exposed beams to high ceiling, inset spotlights, two Velux roof light windows, Victorian style radiator, exposed feature brick wall, wall light points and oak door opening to:

EN-SUITE
Stylishly appointed with marble effect wall and floor tiles, wall hung wash basin with copper effect taps and illuminated mirror above, low flush w.c with dual flush, walk-in shower area with Drench style shower head, illuminated recessed shelving, heated towel rail, Velux roof light window and inset spotlights.

BEDROOM TWO 17'8" x 8'6" (5.4m x 2.6m)
Upvc double glazed window to front, Victorian style radiator, two Velux roof light windows, wall light point, fitted five door wardrobe, dressing table, inset spotlights and exposed beams to ceiling

BEDROOM THREE 12'5" x 8'6" (3.8m x 2.6m)
Two upvc double glazed windows with views over the rear garden, Victorian style radiator, fitted wardrobes, overhead storage units, drawers, exposed oak beams, inset spotlights and wall light point.

FAMILY BATHROOM
An impressive family bathroom appointed to a high specification to include a free standing slipper style bath with copper effect free standing mixer tap and hand held shower attachment, wash bowl on shelving with mirror above, low flush w.c with dual flush, oversized shower area with Drench style shower head and splash screen, vertical radiator, exposed beams, inset ceiling spotlights, Velux roof light window, fully tiled walls and flooring.

OUTSIDE
Chirk Barn is approached along a brick paved driveway through a farmhouse style gate with ample parking and guest parking within a pleasant courtyard style setting, raised Indian stone seating area to enjoy the morning sun with gravelled borders.

BRICK BUILT FORMER DOUBLE GARAGE 17'8" x 17'0" (5.4m x 5.2m)
Having been converted to a sociable games room/bar/gym having the benefit of lighting, power sockets, bi-fold doors into the courtyard, canopy porch, exposed brick chimney breast with log burner, bar servery, inset ceiling spotlights and attic storage space.

GARDENS
The large rear garden includes a shaped Indian stone paved patio incorporating a gazebo, extensive lawned area, timber shed and contempory fencing with black external lighting, all of which is enclosed to provide a safe family environment and enjoy the countryside setting.

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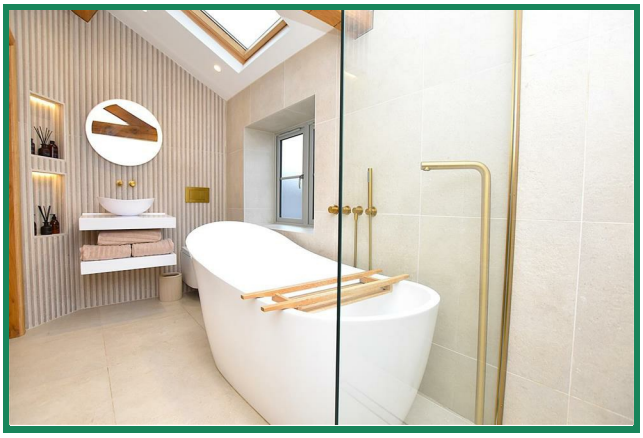








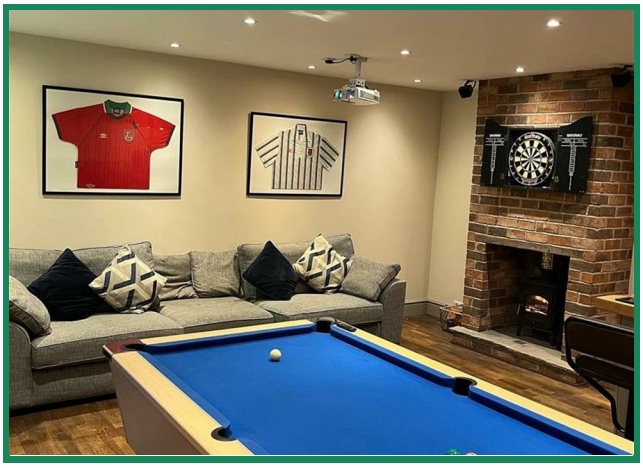


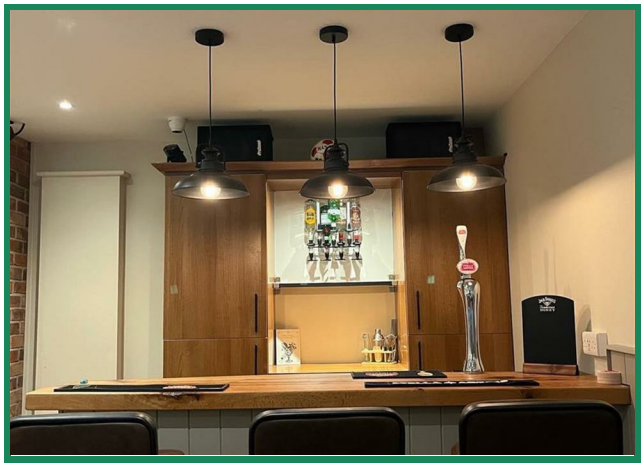
















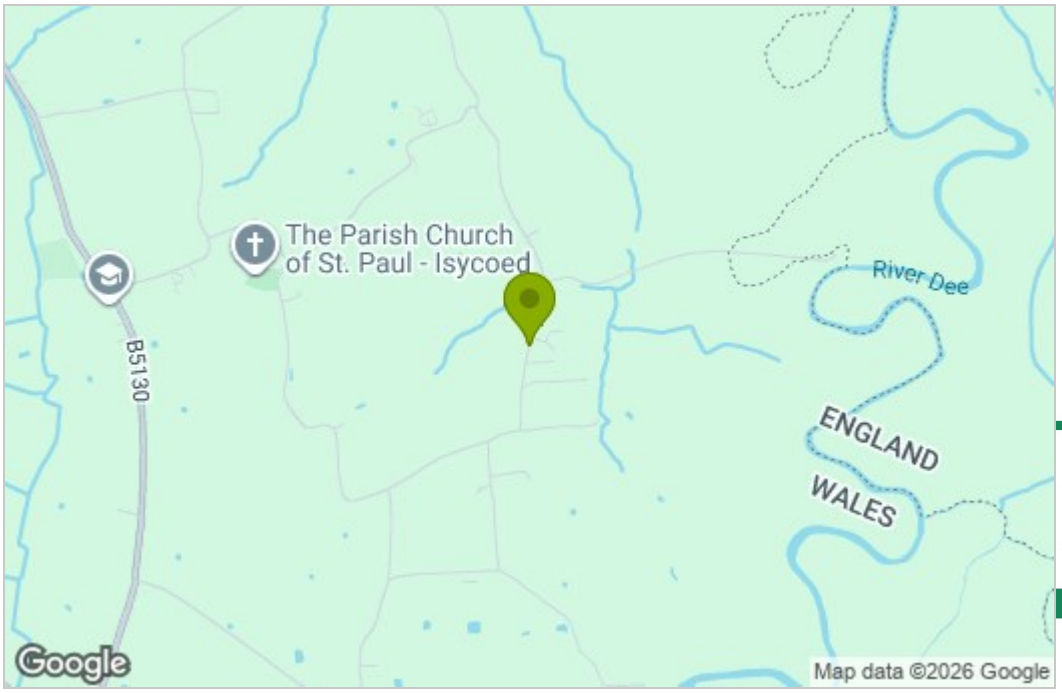


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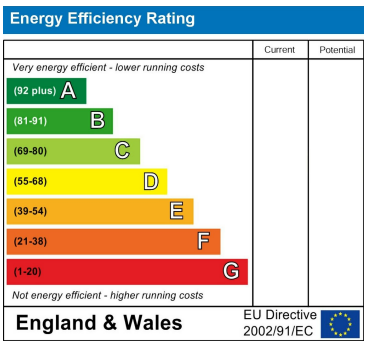
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Floor Plan

Area Map



Energy Efficiency Graph



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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk