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Groes, Porch Lane, Hope Mountain, Caergwrle, Wrexham, LL12 9HG

Price £775,000

This stunning 4 double bedroom detached family home known as ‘Groes’ stands within approximately 3 ½ acres including a 2 acre enclosed paddock and various refurbished outbuildings including a garden studio, home office and former piggery. The panoramic views from the large sun terrace and many of the rooms inside are quite breathtaking during all seasons and must be viewed in person to appreciate the priceless setting. The rural location offers a relaxed and calming lifestyle yet the convenience of excellent road links allow for daily commuting to all the commercial centres and cities in the region together with amenities and schools. The beautifully presented accommodation offers many cottage style features blended with modern day comforts to providing practical and sociable living space. Briefly comprising a welcoming hall with exposed beams, dual aspect lounge with the warmth of a log burner and bespoke cabinetry, high specification fitted kitchen dining room with range style cooker, central island and French doors leading out to the sun terrace. The living/garden room flows seamlessly from the dining area with lantern style roof and French doors providing natural light and an aspect from where to admire the views. A ground floor 4th bedroom with well appointed ‘Jack and Jill’ shower room offers versatility and a utility room and boot room provide much needed family practicality. The 1st floor landing connects the 3 further double bedrooms, all benefiting from fitted wardrobes and 2 with vanity washbasins. A beautifully presented Victorian style bathroom with bath and separate shower enclosure. To the outside, plenty of parking is available on the 2 driveways together with a double garage. The gardens wrap around the property with plenty of lawned areas for children’s activities and the large porcelain sun terrace for family and friends to relax and enjoy the fabulous setting across the 2 acre paddock and beyond. Energy Rating - D (62)

LOCATION
‘Groes’ is located in a magnificent elevated setting offering breathtaking views across Wrexham and Cheshire towards Liverpool to include Jodrell Bank, Beeston Castle and on a clear day, the sea. Surrounded by beautiful open countryside, perfect for walkers and those with horses, yet just a short drive from the commercial centres of the region including Airbus at Hawarden and Deeside, road links to North West, North Wales and Shropshire. The nearby villages of Hope and Caergwrle provide convenient amenities, train stations, shopping facilities, doctors and a choice of schools including the highly regarded Castell Alun High School. Wrexham city centre, Chester, Broughton Retail Park and Cheshire Oaks Designer Outlet Village are all easily accessible.

DIRECTIONS
From Wrexham proceed along the A541 in the direction of Mold passing through the villages of Cefn-y-Bedd and Caergwrle. After leaving Caergwrle, the road becomes a dual carriageway, take the left turn onto Pentre Lane and proceed up the hill, upon reaching a white house in front of you, bear left, continue for approximately 400 yards, turn left onto Porch Lane and the entrance to Groes will be immediately on the left.

ON THE GROUND FLOOR
Part glazed composite entrance door opens to:

HALLWAY
With tiled floor, upvc double glazed window, exposed beams, oak veneer doors and central staircase.

INNER HALL 12'5" x 8'2" (3.8m x 2.5m)
Having tiled floor, radiator, upvc double glazed window to front, exposed beams to ceiling and oak veneer doors off.

LOUNGE 24'7" x 11'9" (7.5m x 3.6m)
A spacious reception room enjoying a dual aspect with upvc double glazed window to front with deep sill, upvc double glazed window to rear with views across the garden, heated oak flooring, log burner set within exposed brick chimney breast with timber mantel and slate hearth, exposed beams to ceiling, wall light point, Bespoke cabinetly and shelving and useful understairs storage cupboard.

KITCHEN/DINING ROOM 20'8" x 14'1" (6.3m x 4.3m)
An impressive sociable and practical living space appointed to a high specification to include solid wood base and wall cupboards with quality work surfaces and matching upstands, central island with curved corner base units, ceramic 1 1/2 bowl sink unit with mixer tap, Range master free standing cooker with induction five ring electric hob, double oven. grill and matching black extractor hood above, American style Range master fridge freezer, Bosch integrated dishwasher, wine cooler, two upvc double glazed windows, Victorian style radiators, tiled flooring, inset ceiling spotlights, exposed beams, upvc double glazed French doors leading to the sun terrace, log burner and an open aspect to:

LIVING/GARDEN ROOM 12'1" x 11'5" (3.7m x 3.5m)
A fabulous room from where to enjoy the far reaching views through upvc double glazed French doors, heated oak flooring, lantern style roof light window and inset ceiling spotlights.

UTILITY 15'5" x 6'6" (4.7m x 2m)
Appointed with a shaker style range of base and wall cupboards with wood effect work surface areas, plumbing for washing machine, space for dryer, fitted shelving, tiled flooring, upvc double glazed window and storage cupboard housing the Worcester oil fired central heating boiler (newly fitted in 2024) and hot water cylinder. An internal door leads to:

BOOT ROOM
With coat hanging space, sink unit and external door.

BEDROOM 12'1" x 7'2" (3.7m x 2.2m)
A versatile bedroom with upvc double glazed window providing views over the rear garden, radiator, tiled flooring, fitted two door wardrobes, shelving and oak veneer door opening to:

SHOWER ROOM
A Jack n Jill arrangement appointed to an excellent standard with quality fixtures including wall hung double ended wash basin with mixer tap and vanity unit below, large walk-in shower with splash screen, electric shower unit and recessed shelf, wall hung w.c with in-wall flush, illuminated mirror, chrome heated towel rail, shaver socket, fully tiled walls and tiled flooring.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
Having oak veneer doors off, part oak flooring and ceiling hatch to roof space.

BEDROOM ONE 14'1" x 10'2" (4.3m x 3.1m)
A spacious principal bedroom with upvc double glazed window providing countryside views, full width fitted wardrobes with sensor lighting, drawer units, dressing table, bedside drawers, raised ceiling exposing beams, vertical radiator, wall light point and oak flooring.

BEDROOM TWO 14'1" x 9'6" (4.3m x 2.9m)
A double bedroom with oak flooring, radiator, upvc double glazed window providing countryside views, two door wardrobe with hanging rail and shelving, ceramic sink unit with waterfall style mixer tap set within vanity cupboard and exposed beams.

BEDROOM THREE 12'9" x 11'9" (3.9m x 3.6m)
Upvc double glazed window with views over the garden and beyond, radiator, fitted four door wardrobes with sensor lighting and wash basin set within vanity unit with splashback.

FAMILY BATHROOM
Beautifully appointed with a pedestal wash basin with mixer tap, close coupled w.c, double ended bath with central mixer tap and hand held shower take-off, newly fitted walk-in shower with Rainforest shower head and mains thermostatic shower unit, heated towel rail, upvc double glazed window, part tiled walls, shaver/toothbrush charger, recessed shelving and extractor fan.

OUTSIDE
A gravelled drive provides ample parking and guest parking bordered by 'Jackson' fencing with garden gate. A stone paved path leads to the entrance door with lantern style light alongside a lawned garden with privacy hedging which continues to the side. A farmhouse style timber gate gives access to a further driveway and garage (4.7m x 3.2m) with lighting, power and internal door to storage room (4./7m x 3m).

HOME OFFICE/MANCAVE 24'11" x 7'6" (7.6m x 2.3m)
A versatile room which could also be used as a gym if required having three upvc double glazed windows, heating, lighting and fully carpeted.

GARDEN ROOM 18'4 x 8'2 (5.59m x 2.49m)
Internally insulated with lighting, power and upvc double glazed window.

FORMER PIGGERY
Stone built and recently refurbished to provide excellent storage.

GARDENS
To the side and rear provide excellent outdoor entertaining space for both children and adults and include lawned areas, established trees, Indian stone paved patio with external electric sockets, large Porcelain paved sun terrace from where to admire the stunning views, external lighting and farmhouse style gate leading to the enclosed 2 acre paddock which will be of interested to those with equestrian requirements.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



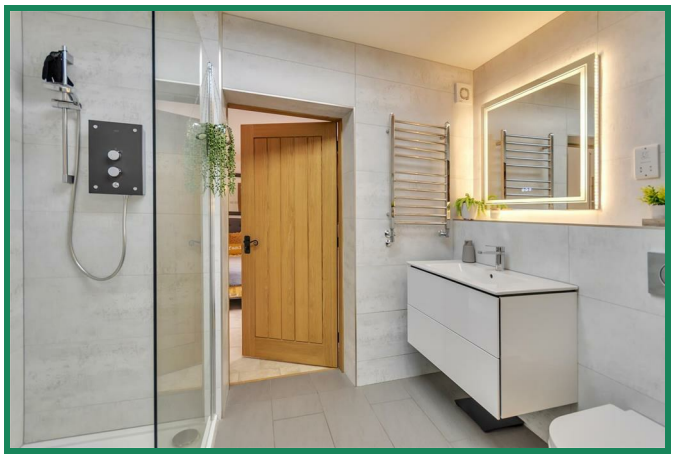



























family





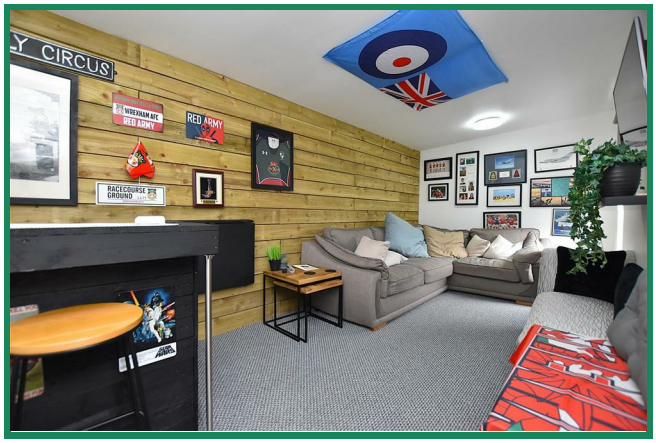











CIRCUS
WREXHAM AFC
RED ARMY
RACECOURSE GROUND













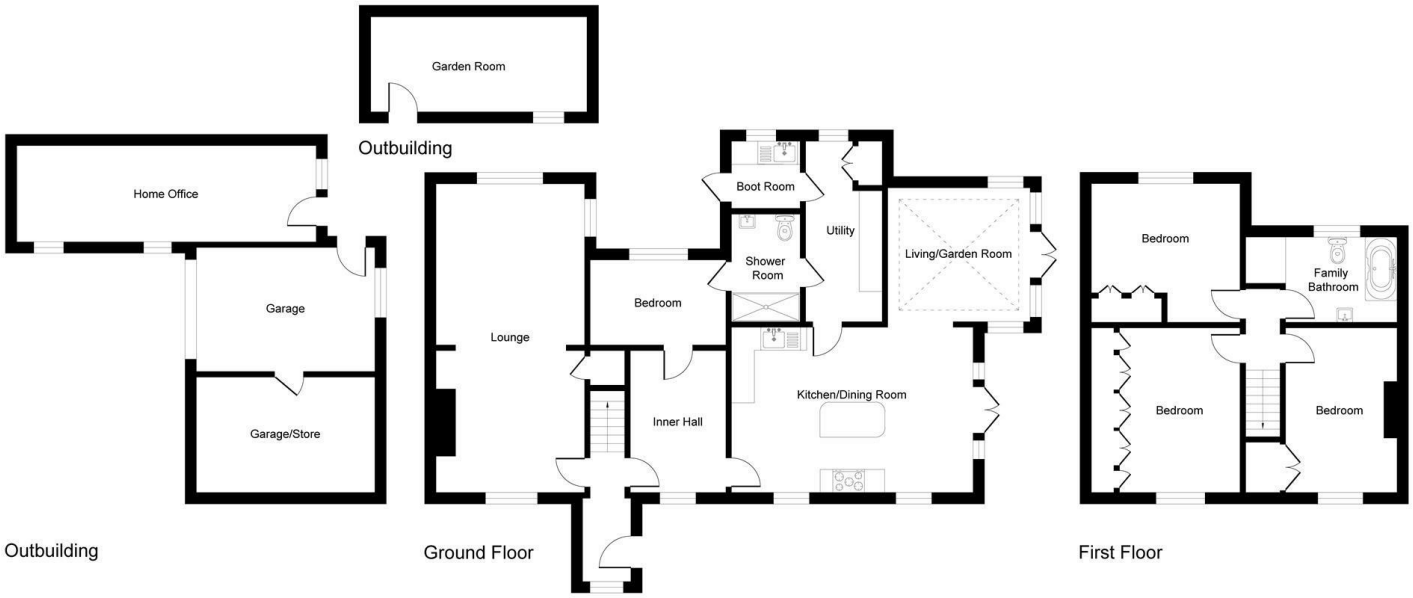






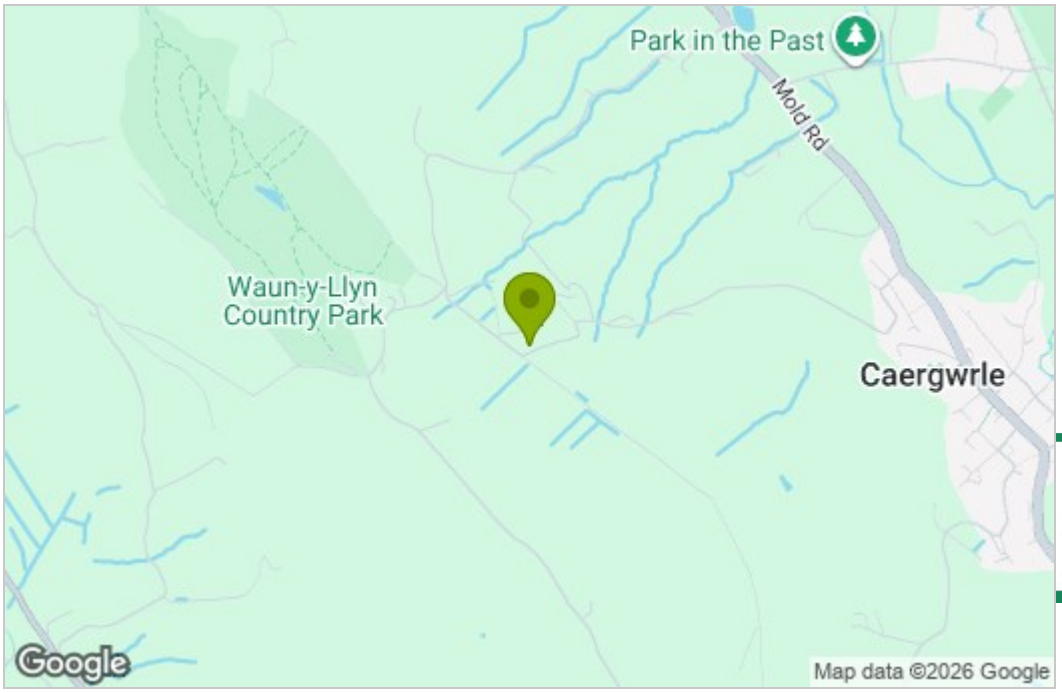
Floor Plan

Approximate Gross Internal Area 2587 sq ft - 240 sq m

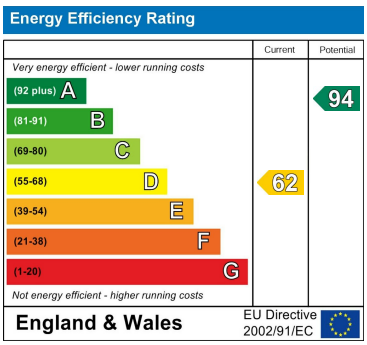


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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