



Willington Grange
Horseman's Green, Whitchurch

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Whitchurch

SY13 3BZ

Superbly located 4-bed country residence
in 8 acres of land and mature gardens

- 4-Bed period property, recently refurbished to a very high standard.
- GF: Reception Hall, utility, Boot-room, Office, Kitchen/diner, Large living room and Summer room.
- FF: 4 Bedrooms, one with shower en-suite, another with roll-top bath and separate family wet-room.
- Beautiful gardens with lake and feature waterfall.
- Further three paddocks equating to 8 acres in total.
- Double garage with annex accommodation above, suitable for a range of uses.
- Comprehensive outbuildings, perfect for equestrian conversion.
- Tremendous scope for equestrian use.

Distances (approx.)

Malpas 6m | Whitchurch 7m | Nantwich 7m

Ellesmere 9m | Wrexham 10m | Chester 19m

Liverpool 50m | Manchester 55m



Situation

The property is situated nearby the village of Horseman's Green. The market town of Whitchurch is only a short distance away and provides day-to-day amenities and facilities. Good transport links are available to Wrexham and Chester, both of which are renowned for their Roman heritage and amenities. The village is located just within the Welsh borders and provides easy access to the endless opportunities to explore the National Parks and attractions of Wales.

On the educational front, there is a large selection of private and state schools in the area. Kings and Queens schools are in easy reach at Chester, whilst the White House School is only a short drive from Whitchurch. Ellesemere College has fantastic facilities, whilst Malpas boasts excellent primary and secondary schools. For the equestrian enthusiasts, the locality is outriding heaven with many quiet country roads surrounding the property, with access to extensive bridleway networks. There are nearby golf courses in Hill Valley and Carden Park, both of which offer gym and spa facilities. Whitchurch Rugby Club is a well-known and friendly club which offers training and match games for all ages.





Description

Willington Grange is a unique country property, which has recently undergone a comprehensive and high specified scheme of refurbishment. It offers modern family living with land, mature gardens and outbuildings suitable for a range of uses.

The property is approached via an electric gated entrance and along a sweeping avenue, which meanders through the grounds before arriving at the front of the property.

The main house is of timber construction with wattle and daub type elevations, under a slate roof.

At the front of the property is a smart porch, which leads into the entrance hall with downstairs WC off. The hallway lies at the center of the house, of which all ground floor rooms are accessed. They comprise a utility with backdoor entrance, office, large living room with log burner and summer room off. The kitchen/dinner has been refurbished to the highest of standards, with granite work surfaces, large 4 oven, 2 hob Aga and integrated appliances.

The first floor comprises 4 bedrooms, one with en-suite and a walk in wet-room with shower, WC and double sink unit. The property has oak beams running throughout, double glazed windows with glazing bars to continue the period feel. The ground floor has Travertine flooring throughout.



Outside

Willington Grange has some outstanding gardens surrounding a feature lake. There are a range of mature trees and borders to keep the discerning gardener busy. At the rear of the property is a raised patio area, perfect for entertaining and enjoying the evening sun.

There is a 2-story double garage which includes an annex on the first floor. The annex is an open plan area with kitchen and living space. It has a separate shower room and WC. The annex is ideal for a separate living space or self-contained office.

Continuing outside is a 4-bay steel portal framed building, with concrete block elevations and corrugated steel roof. The building has roller shutter doors to the front and side elevations and 3-phase electricity. The building is immaculate inside and although currently used for storage, it could be used for a wide range of uses, including stabling.

There is a further timber framed, open sided building, ideal for storage.

Land

In total, there is just under 8 acres of land, of which 3.5 acres include the grounds and lake and circa 4.5 acres of grass paddocks. The paddocks are well fenced and reasonably flat.

Local Authority

Wrexham Council, Tel: 01978 292000

Council Tax

Band H

Directions

From Whitchurch – Continue on the A525, turn left signposted to Horseman's Green. Willington Grange is the second property on the left.

Viewing

Strictly by appointment with Jackson Property 01948 666695 or 01743 709249





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