



# Eglwys Cross Cottage

Whitchurch, Wrexham



## A Grade II listed cottage with plenty of character, modern fittings and décor and beautiful country gardens

A charming period cottage with a wealth of original features, stylishly appointed accommodation and a modern extension, set in a rural position four miles from the bustling border town of Whitchurch. The property retains much of its original character, combined with elegant contemporary styling and understated fittings.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**PARKING**



**COUNTRY GARDEN**



**FREEHOLD**



**RURAL**



**1,878 SQ FT**



**OFFERS IN THE REGION OF £525,000**

### The property

Eglwys Cross Cottage is a charming Grade II listed property which dates from the 17th century. It retains a wealth of character features, including exposed timber framing inside and out, and benefits from a striking contemporary, two-storey extension, built in 2020.

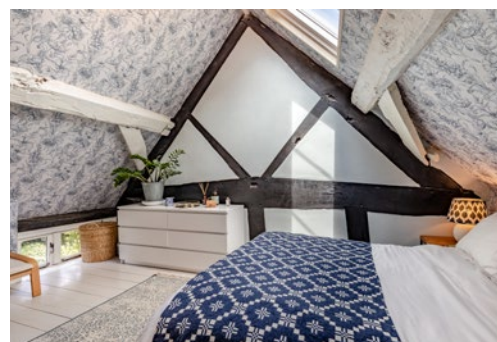
In the original part of the cottage is the dual aspect sitting room with vaulted ceiling and impressive brick and beam fireplace, fitted with a Clearview log burner. Adjoining the sitting room is a well-proportioned kitchen and breakfast room with overhead beams, wooden flooring and French doors opening onto a large gravelled courtyard. There are fitted units and an electric Aga as well as ample space for a large table. Additionally, there is a study, ideal for working from home with a door opening onto the pretty private front garden. Upstairs, are two beautifully styled en-suite double bedrooms, each with private stairway access.

The modern extension seamlessly connects the historic elements of this home to its creative design, offering an airy hall with slate flooring and dual

aspect full-height windows, and sliding glass doors opening onto a secluded decked seating area. It also accommodates a family room with countryside views, two of the home's four double bedrooms, a bathroom and a utility room with additional cooker wiring. It therefore has the flexibility to be self-contained, if desired.

### Outside

At the entrance to the property, a five-bar gate opens onto the gravel driveway which provides plenty of parking space for several vehicles and access to an EV charger. A second five-bar wooden gate opens onto the gravel courtyard area at the rear of the cottage, while the entrance to the property is reached through a rose arch into the pretty west-facing front garden with its raised beds and cottage garden planting. There are further gardens with lovely views to the rear and include a pond, an orchard, a large shed and a covered dining area.





## Location

Eglwys Cross Cottage is situated in a rural setting with far-reaching countryside views, two miles from the village of Hanmer and five miles from picturesque Malpas with excellent pubs, shops and restaurants. Four miles east is the bustling market town of Whitchurch, boasting two Michelin guide restaurants, supermarkets and a wide range of leisure facilities, all of which make for an ideal base for professionals, families and retirees. There are several good primary and secondary schools nearby, including primaries in Bronington and Hanmer, and secondaries Bishop Heber in Malpas, Sir John Talbot's in Whitchurch and Penley High School. Independent schools in the area include King's and Queen's in Chester, Ellesmere College, Abbey Gate, Packwood Haugh, Adcote, Oswestry School and Moreton Hall. Chester (23 miles) is a major centre and provides access to motorway and rail networks. Manchester (60 miles) can be reached by direct train from Whitchurch to Piccadilly in just over an hour, and also goes direct to the airport. Crewe is 20 minutes away, from where London Euston can be reached in around an hour and a half.



## Nearby Stations

- Crewe
- Whitchurch
- Chester
- Shrewsbury
- Wrexham

## Nearby Schools

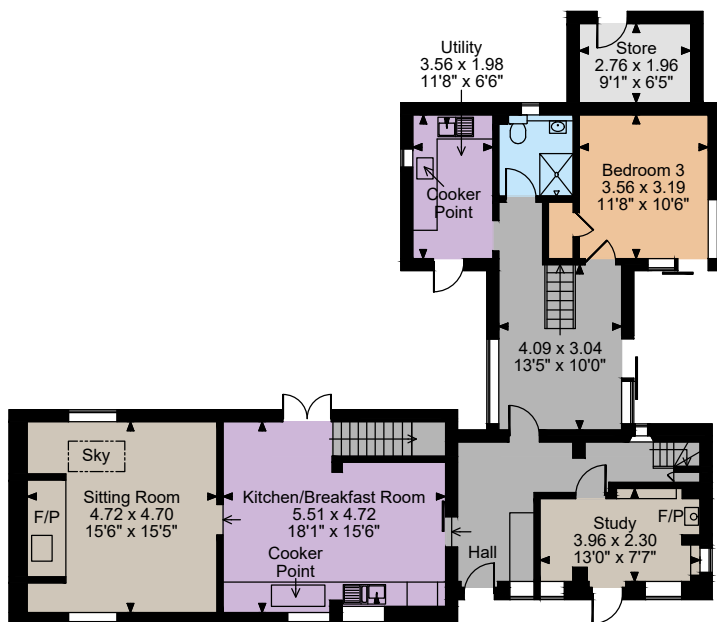
- Moreton Hall School
- Bishop Heber
- Sir John Talbot's
- Penley High School
- Packwood Haugh

## Nearby Locations

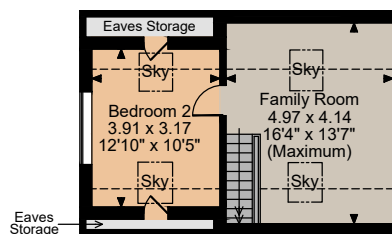
- Carden Park Spa and Hill Valley
- Alderford Lake
- Bewilderwood
- Cholmondeley Castle
- Shropshire Union Canal



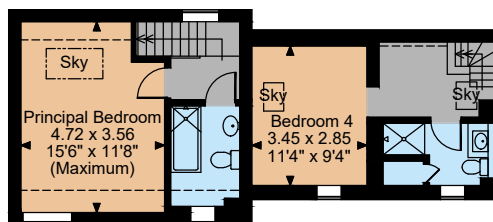




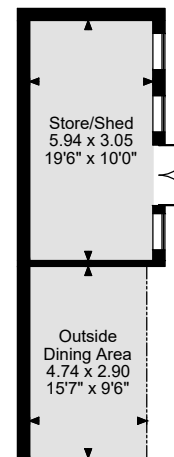
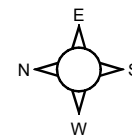
Ground Floor



First Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Floorplans

Main House internal area 1,878 sq ft (175 sq m)

Outbuilding internal area 253 sq ft (24 sq m)

Outside Dining Area = 148 sq ft (14 sq m)

Total internal area 2,131 sq ft (198 sq m)

For identification purposes only.

## Directions

Post Code: SY13 2JR

what3words: ///spooked.rotation.butternut - brings you to the driveway

## General

Local Authority: Wrexham Borough Council

Services: Mains electricity, mains water, private drainage. Private drainage exemption reference no. NRW-WQE107554.

Heritage: Grade II Listed

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: G

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

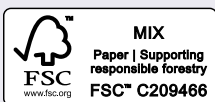
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Cheshire & North Wales

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