



Birch Tree Cottage
Penyfford, Chester

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Station Way, Penyfford
Chester, CH4 0GA

A very well presented, fully modernised and extended 5-bed cottage with stabling; set within just less than an acre.

- A 5-bed cottage with 4 reception rooms and 3 bathrooms
- Low maintenance gardens with a large decking area, perfect for outside entertaining
- Swim spa and a thatched roof summer house
- Double garage
- A tarmac private drive which leads all the way down to the stables
- Peaceful, rural, yet accessible position, just a short distance from Penyfford
- 2 timber stables and a 0.5 acre post and rail paddock
- Set in approx. 0.96 acres

Approx. distances in miles:

Mold 5m | Wrexham 8m | Chester 9m
Liverpool 22m | Liverpool Airport 33m
Manchester Airport 41m | Manchester 48m



Introduction

Birch Tree Cottage is a fully modernised and extended character property with excellent family accommodation, well laid out gardens and stabling for one or two horses or ponies. The property is located just on the fringes of Penyffordd, giving a peaceful rural setting and outlook with the benefit of a very accessible position.

Situation

The village of Penyffordd is located between Chester and Mold and is only 9 and 8 miles respectively. The village itself has a variety of local amenities along with sport and leisure facilities including Penyffordd Tennis Club, bowling greens and Penyffordd Dancing School. A little further afield provides golf at Padeswood & Buckley Golf Club being only 2 miles away. Horse racing is locally at Chester, Bangor on Dee and Aintree racecourses. There are good opportunities for all levels of equestrian competition with the most significant being Kelsall Hill Equestrian Centre only 17 miles away.

Penyffordd County Primary School and Abbots Lane Infant School are two of the very good local primary schools. The local secondary school is Castell Alun High School, which is in the nearby village of Hope.

Access to the A55 is within 5 minutes providing good communications with all the major North West cities and North Wales. Penyffordd railway station is on the Corwen road, which is on the Borderlands Line from Wrexham to Bidston in Birkenhead.

Description

The superb family home has a great feeling with a large entrance hall which has oak flooring and leads off to the Kitchen. The kitchen leads into the fully glazed orangery and beyond out to the gardens which are mainly laid to lawn and timber decking. The ground floor has a rear



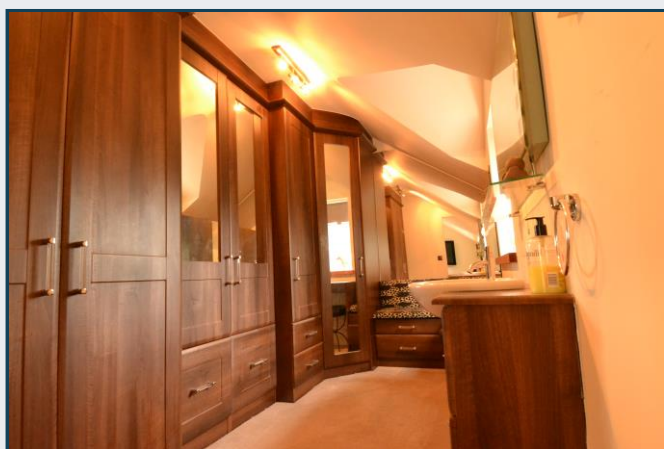


entrance off the garden into the utility room, a cloakroom, W.C. and sitting room with feature fireplace. The property has had a two-storey extension, which is linked by a fully glazed wall to the front with tiled marble floor. This links the impressive lounge which has a central feature fireplace, glazed french doors to the front and in-wall speaker surround sound system. The extension has the benefit of under floor heating throughout on both ground and first floor level.

The first floor comprises of five bedrooms with the master bedroom having an en-suite shower room, walk-in wardrobe, bespoke fitted dressing room and a balcony with views over the property's grounds and countryside beyond. Two further bedrooms have a Jack & Jill shower room facility with the family bathroom with jacuzzi bath serving the two other bedrooms. The office completes the first floor which is on a mezzanine level with exposed oak timbers and extensive views over the surrounding countryside via the glazed wall link to the extension as previously mentioned.

Externally

The property has well designed and laid out Garden which has a swim spa with decking area that surrounds to give a low maintenance entertaining space along with the summer round house with thatched roof. Gravelled paths lead out of the Garden to the driveway and onto the stable yard and garage.



The purpose-built timber stable block consists of two stables and a garage. The building is set on a concrete pad and has part concrete and gravelled frontage which is bound by post and rail fencing. The paddock extends off to the rear of the stables and has post and rail fencing with a hedge perimeter to one side and totals in about half an acre.

Entrance drive off shared access from main road with hedge and post and rail lined tarmac drive leads all the way passed the front of the property down to the garage and stable block.

Gardens laid to one side and rear of the property, mainly laid to lawn and timber decking with gravel paths. A sunken Swim Spa is central to the garden with timber decking surround, timber-built summer house with canopy sides and thatched roof for entertaining.

The garage is 5m x 3.56m with double entrance doors, side entrance door, power points, ceiling lights.

Stable Block

Timber built with pitch roof and canopy, concrete floor and frontage onto gravelled yard area with timber post & rail fencing. Stable one is 5.27m x 3.58m in size with rubber flooring and stable two is 3.56m x 3.4m with laminate covered flooring. Both with automatic water drinkers, hay bars, ceiling lights and heat lamps.

Land

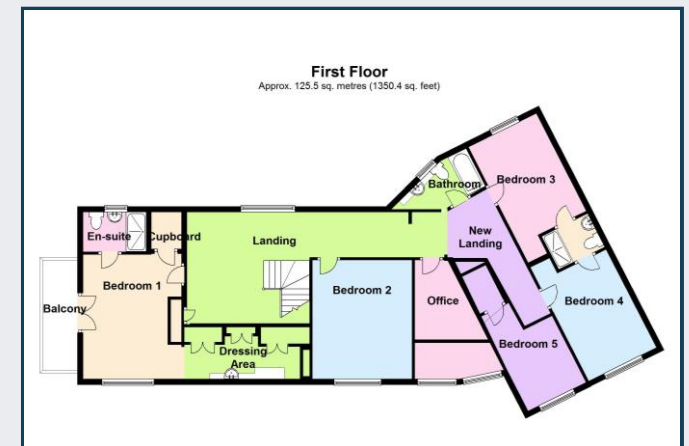
Paddock with post and rail perimeter fence and hedge to one side boundary. Paddock is approximately 0.5 acre.

Services

Mains Water, Electricity & Drainage
Oil fired central heating, 2000l tank
Two central heating boilers both work off one tank
CCTV externally around the property with external lighting
EPC- D

Local Authority

Flintshire County Council
Council tax band F

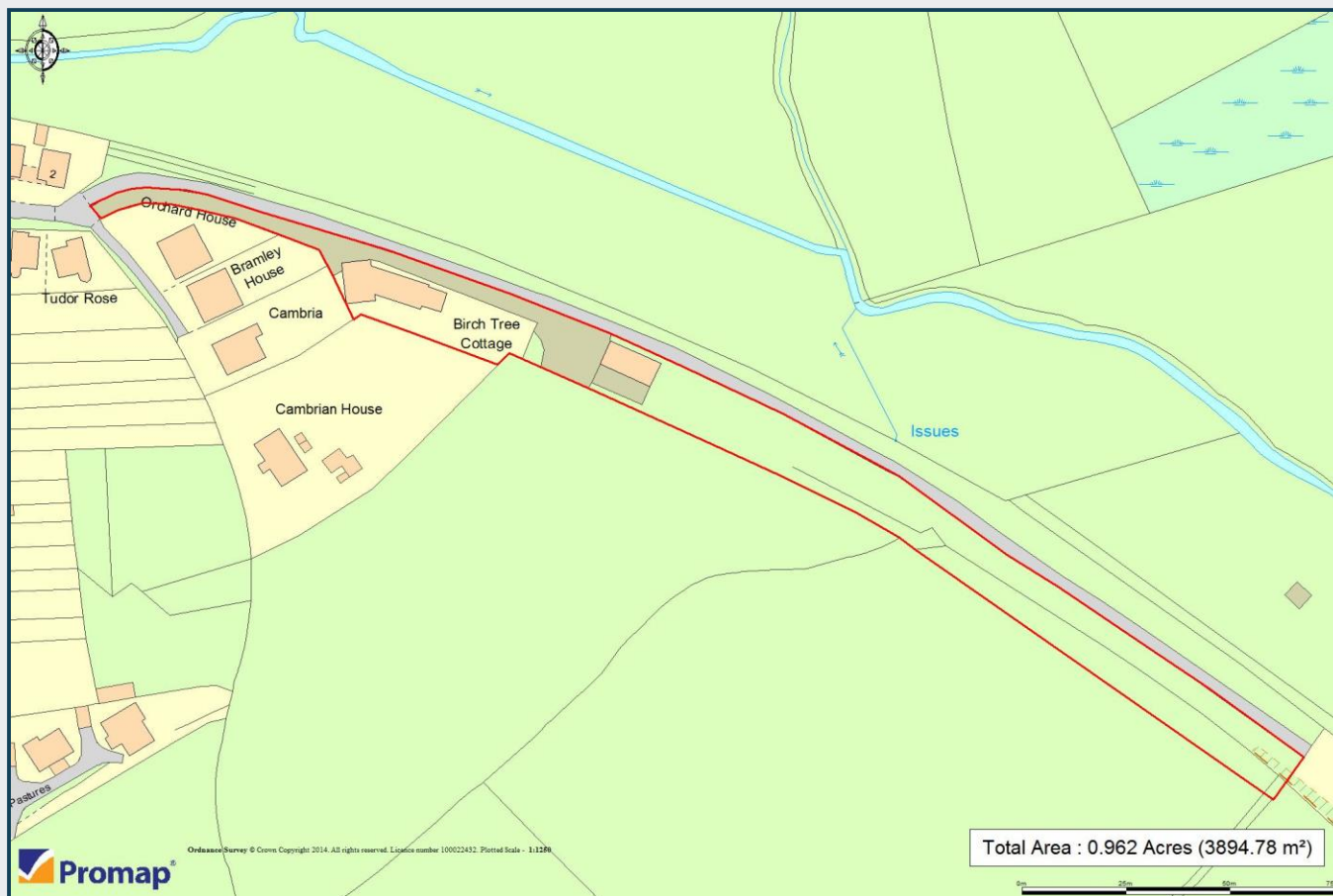


Directions

From Chester, follow the A483 out of Chester towards Wrexham. Take the junction onto the A55 towards North Wales for about 4 miles. Leave the A55 at Junction 35A onto the A5104 towards Penyffordd, after about one mile, turn left at the roundabout onto Chester Road. At the T-junction turn left and left again just before the Pharmacy onto Station Way. The property is straight ahead down the middle driveway with a sign, Birch Tree Cottage.

Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249



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