



1 Chapel Cottages, Sound Heath

£578,000 Freehold



Exceptional and deceptively large Victorian country cottage, modernised and extended to a stunning standard. • Sensational Oak framed kitchen/diner/family room extension, extending to over 500 square feet, featuring wonderful bespoke cast iron radiators and impressive, feature log burner. • Extremely well proportioned, separate, double aspect lounge/study with splendid character fire place and log burner. • Spacious master bedroom, with beautiful countryside views, complete with built in wardrobes. Spacious double bedroom and good sized third bedroom. • Gorgeous, well stocked, landscaped gardens surround the property with wonderful south-facing French limestone patio to the rear. Driveway parking for several vehicles. • LPG central heating system.



Nestled in the idyllic hamlet of Sound, this stunning extended 3-bedroom semi-detached house offers a perfect blend of modern luxury and traditional charm. From the moment you step into the welcoming entrance hallway, you are greeted by a sense of warmth and character that flows throughout the property. The reclaimed ruabon floor tiles and handcrafted oak staircase in the hallway add a touch of elegance, as well as the original Victorian working fire which sets the tone for the rest of the home.

The lounge / study area showcases restored sash windows and a cosy log burner, oak flooring which helps create the perfect retreat for relaxation. The abundance of natural light streaming in from two windows further enhances the spacious feel of the room.

The heart of the home lies in the large open plan extended kitchen/family room, designed to cater to the needs of modern living. The solid oak worktops, cream shaker style units, and built-in appliances including an under-counter fridge, freezer, and integrated dishwasher elevate the space to a new level of functionality and style. The Belling range cooker with a 5-ring hob and extractor hood is a chef's delight, perfect for culinary creations and a Belfast sink complements the look and feel. In addition, a modern dining room provides an attractive focal point of the home.

Boasting engineered oak flooring, bespoke cast iron radiators, stunning living oak framework and a feature log burner, the kitchen/family room exudes a cosy ambience that invites gatherings and shared moments. A remote-control skylight window and anti-sun glass contribute to a comfortable living environment, keeping the space cool even in the hottest weather.

Convenience is key with a separate utility room equipped with a stainless steel sink and comes complete with a washing machine, ensuring that household chores are a breeze, as well as a handy WC for family and guests alike. The spacious master bedroom, complete with built-in wardrobes and large windows, offers a peaceful retreat for relaxation. The second double bedroom and third good-sized bedroom provide ample space for family members or guests. Storage is a breeze with a large boarded loft area complete with light and power and ladder access.

Pamper yourself in the family bathroom, which features a luxurious bath, a separate mains-fed shower, a WC, and a wash hand basin.

Externally, parking is a pleasure with space for multiple vehicles on the driveway. The property is located on a no-through lane, ensuring convenience for residents and visitors alike. The landscaped South facing gardens are a true retreat, with a composite pathway leading to a shed, a french limestone patio and a lawned garden, plus wood store, are perfect for outdoor gatherings and leisurely moments in nature.

In conclusion, this enchanting property in Sound offers a rare opportunity to experience the best of modern living in a peaceful and picturesque setting. With its impeccable design, stylish features, and convenient amenities, this

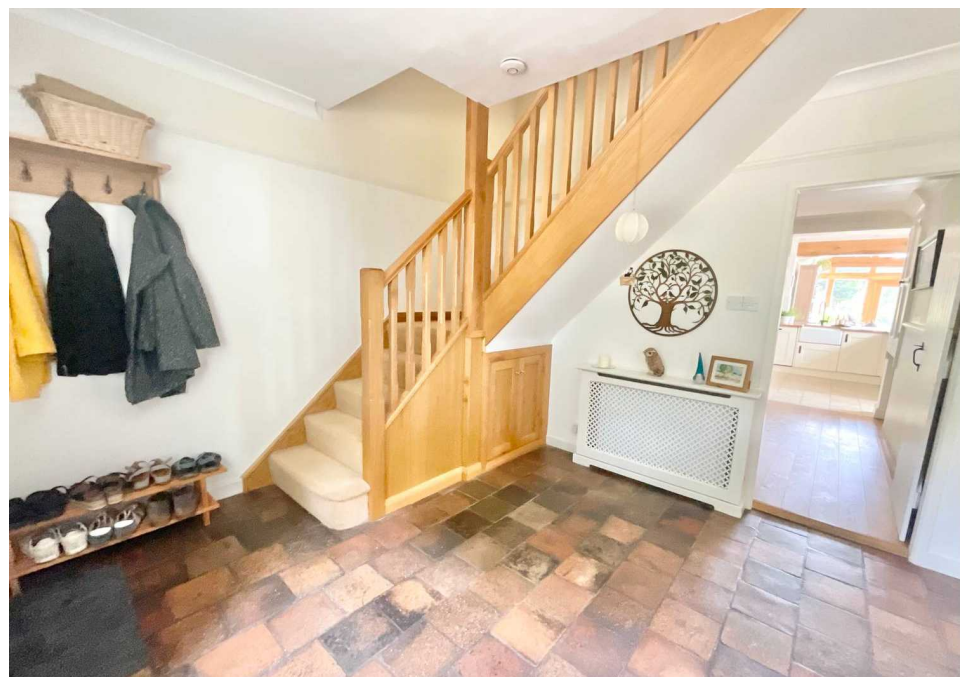


Stunning 3-bed semi-detached house in Sound with modern luxury and traditional charm. Open plan kitchen/family room, cosy lounge/study, spacious master bedroom, landscaped gardens, and ample parking. Perfect mix of comfort and elegance in an idyllic setting. Council Tax band: E

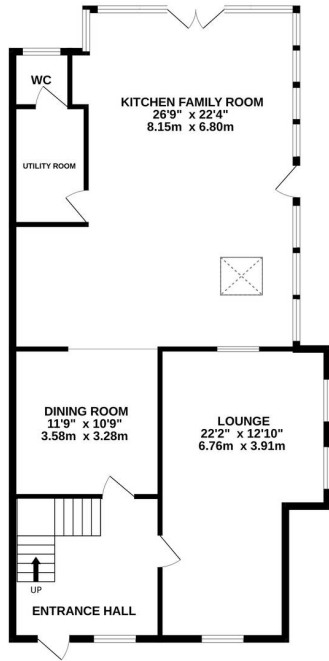
Tenure: Freehold

EPC Energy Efficiency Rating:

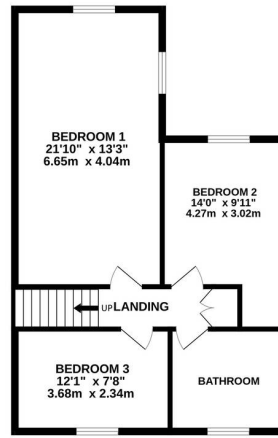
EPC Environmental Impact Rating:



GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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