



Lime Cottage Wrexham Road, Pulford

Offers Over £400,000



## Lime Cottage Wrexham Road

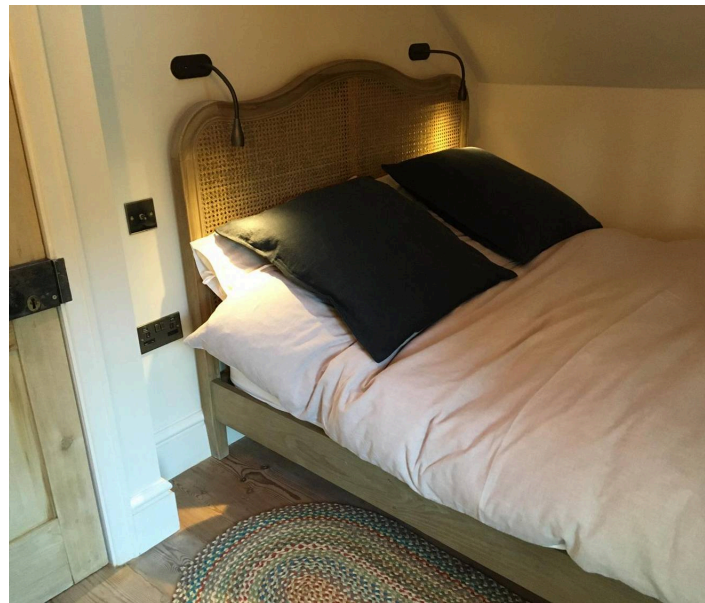
Pulford, Chester

Hidden away behind mature hedging and approached through private timber gates, Lime Cottage is a truly individual detached home in the sought-after village of Pulford. Secluded from the road yet wonderfully accessible to Chester within ten minutes, it offers a rare mix of privacy, countryside outlooks and everyday convenience.

Council Tax band: B

Tenure: Freehold



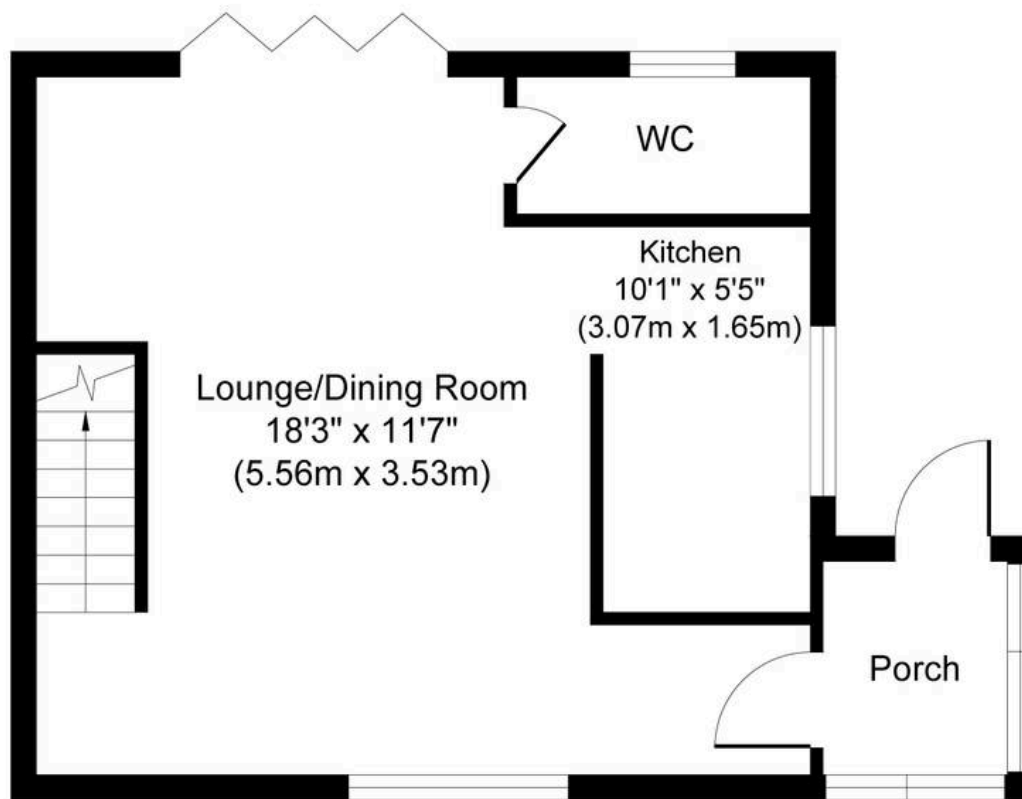


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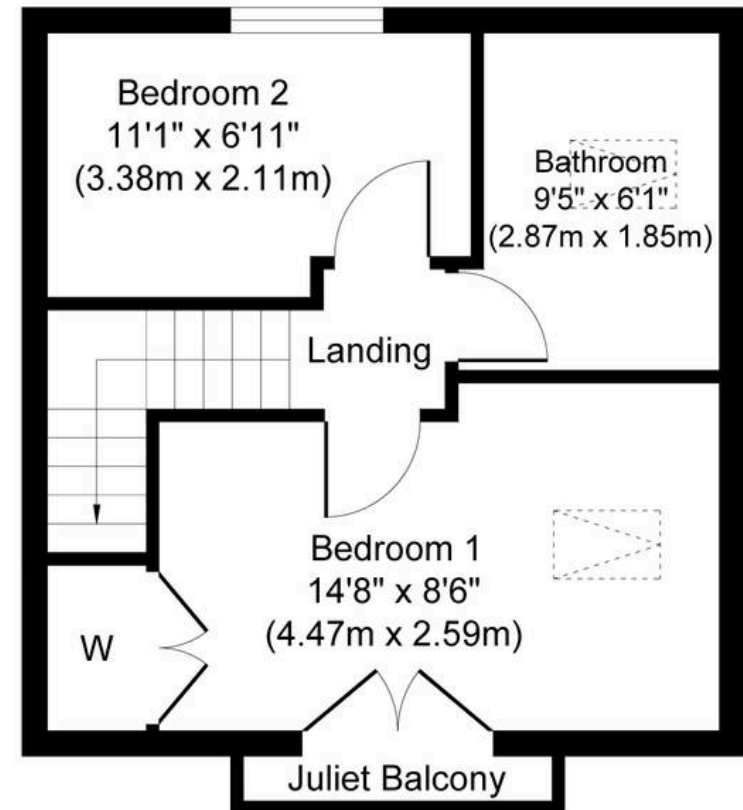
Pulford, Chester

- Exceptional modern detached home beautifully built to blend in with the surrounding Grosvenor estate style homes
- Large timber farmhouse gate frontage with a mature front garden screening the property adding significant privacy
- Front Indian stone patio area immediately off the bi-fold doors from the living room with a further southerly facing side garden with a seating area to the rear facing overlooking fields
- Traditional-style cedar Amdega summer house / home office with sunny paved seating area
- Large open plan living/dining room with bifold oak doors off, limestone effect tiled flooring downstairs cloaks/w/c off
- Well fitted painted timber kitchen with integrated appliances and views to the side garden
- Two first floor bedrooms with exposed beams and rural views. The master bedroom, featuring a Juliet balcony, has views over open countryside to Moel Famau and enjoys spectacular sunsets
- Stunning first floor bathroom
- Oak entrance door with oak and glass porch with tiled flooring





**Ground Floor**  
**Approximate Floor Area**  
**398 sq. ft**  
**(37.01 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**321 sq. ft**  
**(29.81 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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