



Dee Farm
Newbridge | Wrexham

 **jackson**
Rural & Equestrian



Dee Farm

Newbridge Road, Newbridge,
Wrexham, LL14 3JF

A superbly presented equestrian property, situated in a delightful rural location in North Wales, with approximately 24 acres.

- A charming charming detached country property superbly refurbished and extended.
- GF: Open plan Dining/Living/Sitting Room within Orangery, Kitchen, Sitting Room within Orangery, Kitchen, Sitting Room, Utility, WC, Piano Room, en-suite Guest Bedroom.
- FF: Master Bed with en-suite, 2 double Beds, Family Shower Room, Landing Study Area.
- Private Driveway, Electric Gates, Large Parking Area, Delightful Gardens.
- Excellent Equestrian Facilities.
- American Barn style Stabling inc: 6 Stables, Tackroom, Workshop, 2 x Kennels.
- 40 x 20m Charles Britton Manège.
- Range of Stone Outbuildings & Lean-to with Scope for Changes of Use (sub to PP).
- Registered Small Holding.
- Approximate 24.61 Acres, Purpose Built Field Shelter.

Distances: (approx. Miles)

Wrexham 8m | Oswestry 9m

Whitchurch 20m | Shrewsbury 26m

Liverpool Airport 45m | Manchester Airport 50m



Situation

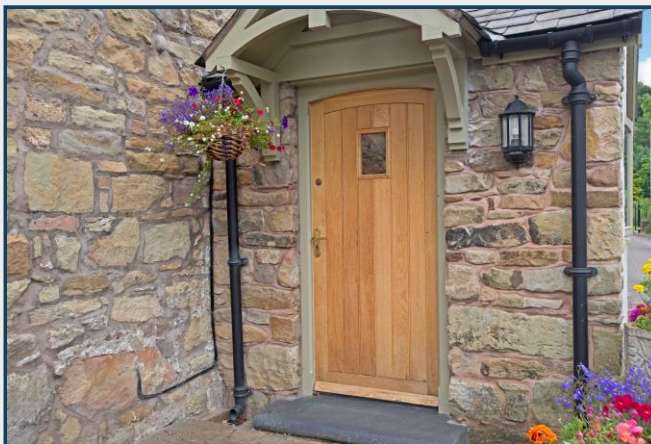
Dee farm is situated at the end of a private road in a beautiful location near the magnificent Henry Robertson viaduct and with land fronting the River Dee. The village of Chirk (3 miles) offers a good range of day to day services and the centres of Wrexham, Chester and Shrewsbury are accessed via the A483 and A5 trunk roads. There is an excellent range of schools within daily reach including the independent girl's school, Moreton Hall (5.5 miles). There are wonderful walks in the area with access to the Welsh Hills, horse racing at Bangor-on-Dee and Chester and golf at Llangollen and Wrexham.

Description

Dee Farm has provided a wonderful family home for the owners who have extensively modernised the farm house in recent years. They have used the land for the grazing of cattle and horses with the equestrian use supported by a manege and stabling within a versatile general purpose building. There is easy access to the land from the farmstead which runs to a sweeping bend in the River Dee. Also accessed from the drive is a derelict former cottage. A planning application has been submitted to convert this into ancillary accommodation to the house.

The Accommodation

The farmhouse has clearly been altered and extended over the years and is constructed in brick and stone with a slate roof. An oak front door opens into a hall, used as a Piano Room with a storage cupboard. Next to it is a lobby and a downstairs guest suite with a bedroom and en-suite bathroom. The bedroom has French doors opening onto the garden. At the heart of the house is a wonderful open plan family room with dining and sitting areas and a green oak gable extending into the garden. It is a beautiful light room with exposed timbers and a tiled floor with underfloor heating supplemented by a smart Scandinavian log burner. The high quality kitchen,





which is open to the family room and the sitting room, was made by Tegla and has an excellent range of fitted units, a programmable electric Aga and separate gas hob. The sitting room provides a comfortable space for relaxing or entertaining and there are stairs from it to the first floor. Off the kitchen is a utility/boot Room & WC. On the first floor are a further three bedrooms, a bathroom and shower room, one is en suite to the master bedroom.

Externally

The property is approached via a private road into an attractive driveway with hardstanding.

Gardens/ Paddocks - The gardens are well presented and include a paved terrace, lawns and shrubbery a small orchard. Beyond the garden is a flower meadow with views of a mature broadleaf woodland.

Land

Dee Farm is set within approximately 24 acres of well established grassland.

The land is ideally suited to grazing, consisting of well established mature hedges and rails and good draining ground. There are a number of mature sheltering oak trees, with the additional benefit of a field shelter.

The fields adjoin the property directly and have gated access from the driveway and through each end of the yard. The current owners have enjoyed promoting the wildlife on the land, having planted trees at Dee Farm over 20 years ago, which now serves as additional screening and wildlife habitat. There are no public footpaths crossing the land at the time of this sale.



Outbuildings

Closest to the house is a traditional brick and stone outbuilding, partly on two floors and with a lean to rear storage area. This building would have obvious potential for a range of alternative uses/conversions subject to relevant planning permissions.

Equestrian Facilities

A good range of well set up equestrian facilities that would lend it well to private or professional uses; the facilities include:

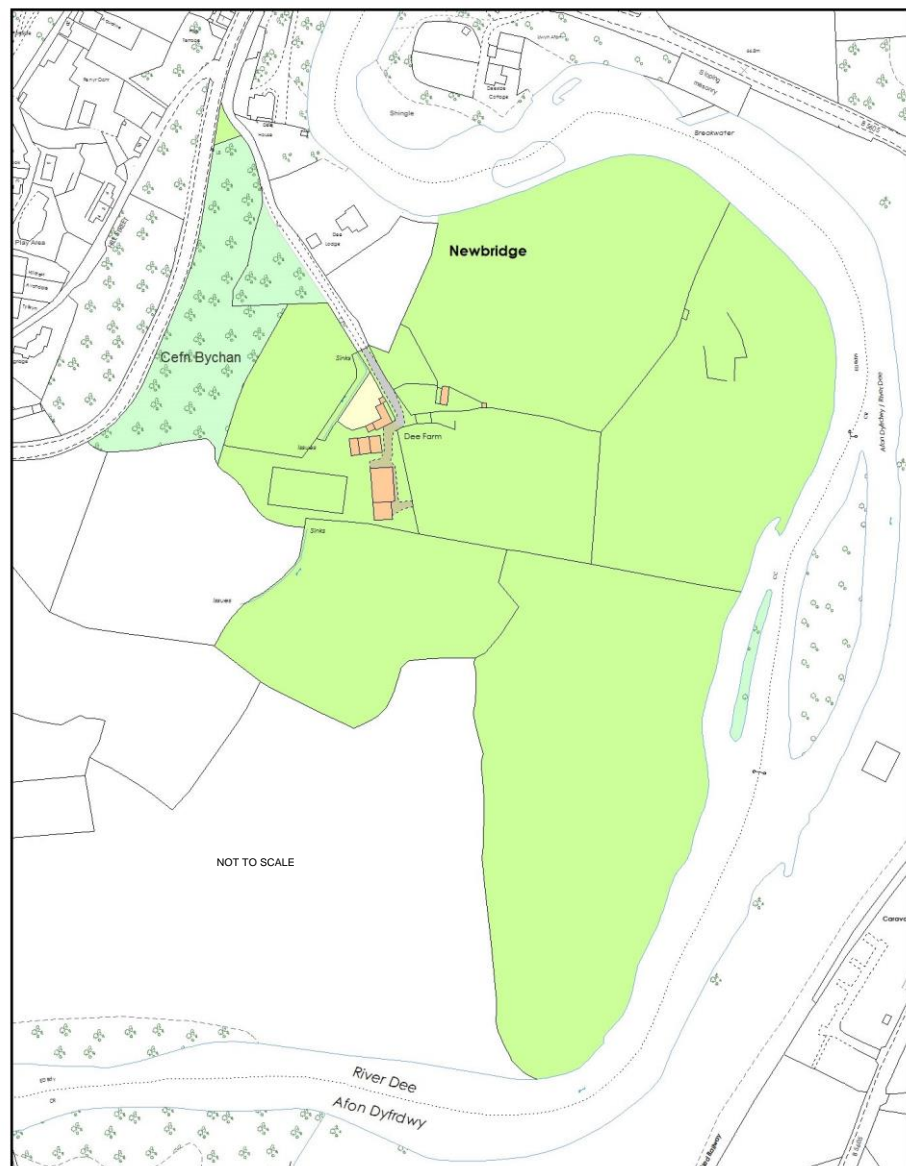
American style Barn with 6 Stables, Tack Room, Workshop, 2 Kennels.

Adjoining 2 Bay Vehicle Store / Hay Barn.

40 x 20m Charles Britton outdoor school full drained, P & R fenced, in need of resurfacing.

Hardstanding for Lorry parking and turning.
Ample scope for additional stabling.





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Drawing No Q8175-01 Date 16.06.16

Scale
1:2,500
@ A4

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract.



Services

- Mains electricity and water.
- Private drainage via septic tank.
- Oil central heating.
- Double glazing throughout.
- EPC – F

Local Authority

Wrexham County Council
Council Tax Band House: D

Tenure

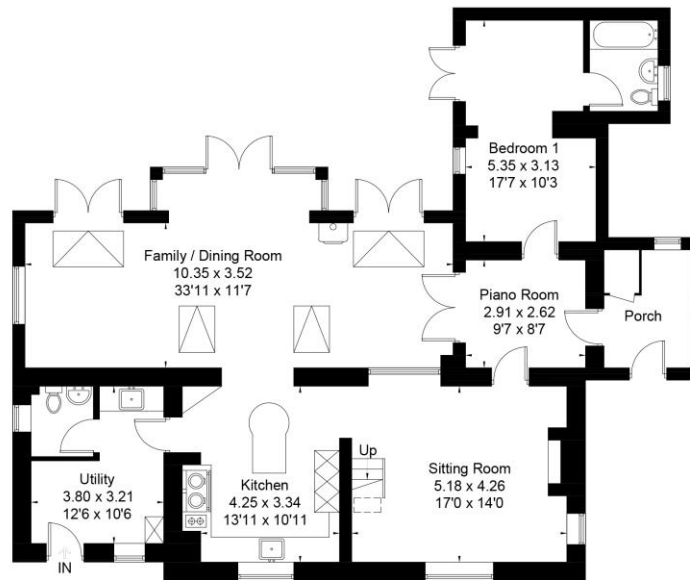
The tenure of this property is Freehold.

Directions

From the A5: Continue North and turn right on to B5065. Follow this road for 1.3 miles. The drive will be found on the left leading to the property, which is accessed through electric gates.

Dee Farm, Newbridge Road, Newbridge, Wrexham, LL14 3JF

Gross Internal Area (approx) = 200.7 sq m / 2160 sq ft
Outbuilding = 57.4 sq m / 618 sq ft
Total = 258.1 sq m / 2778 sq ft
For identification only. Not to scale.
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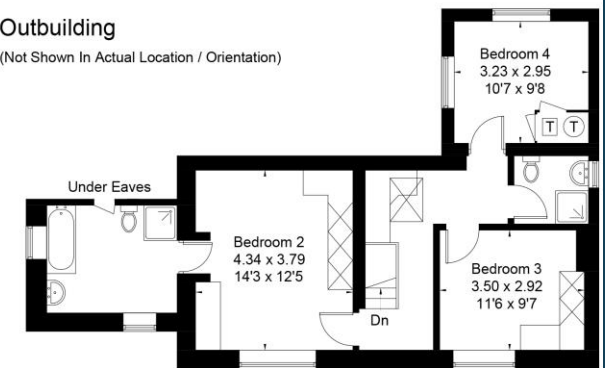


Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



First Floor



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 491 979

Cheshire
The Sugar House
Sugar Lane
Manley
Cheshire, WA6 9HW
01928 740 555

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