



Little Dongrey Farm
Bangor-on-Dee | Wrexham



LARCH
PROPERTY



Little Dongrey Farm

Station Road, Bangor-on-Dee
Wrexham, LL13 0AG

An immaculately presented, 4-bed former farmhouse with excellent equestrian facilities and views across the adjoining land, all set within approx. 7.1 acres.

- Spacious former farmhouse with period features throughout
- Large open plan living and kitchen, 4 beds with 3 bath/shower rooms
- Detached double garage with 1-bed ancillary accommodation
- Attractive gardens with large patio and entertaining space
- Spacious American barn comprising five boxes, wash area, kitchen & tack room
- 40m x 60m outdoor arena with high-quality carpet-based surface
- Excellent outriding from the property
- Sweeping electric gated driveway
- In all set in approx. 7.1 acres

Distances in approx. miles
Bangor-on-Dee 1m | Malpas 6m | Wrexham 8m
Whitchurch 10m | Chester 15m
Shrewsbury 28m | Manchester 55m



Location

Little Dongrey Farm is privately set within peaceful rural countryside just off a quiet lane near the village of Bangor-on-Dee. Although rurally located, the property enjoys good access to Wrexham, Chester, Whitchurch and the motorway network beyond to Liverpool and Manchester.

The Cathedral City of Chester and Wrexham provide a comprehensive range of facilities including excellent shopping, schools and trains, along with a wide range of hotels and restaurants.

On the recreational front, the nearby Bangor-on-Dee racecourse provides regular fixtures for point to point and National Hunt fixtures. There are also a range extensive sporting facilities at the nearby Carden Park Hotel complex with two championship golf courses and in the nearby Wrexham and Farndon, excellent sports clubs offering cricket, tennis, squash and football.

For the equestrian enthusiasts, Broxton Old Hall Gallops is just a short distance away, along with a whole host of equestrian centres. There is also racing locally at Chester, Bangor on Dee or Aintree and Hunting with the Sir Watkin William Wynn's, The Flint & Denbigh or Cheshire packs. The local competition venues include Tushingam, Bolesworth Castle, Somerford Park and Kelsall Hill, all of which are within easy reach of this excellent equestrian property.





Description

Little Dongrey Farm includes a wonderful, detached house of brick construction under a slate roof, with original elements dating back into the 1800's. The property is circa 4,600ft² and is kept in an immaculate condition.

The front door leads into a timber framed open hallway with oak flooring throughout. The modern living space includes a large bespoke fitted kitchen with granite work surfaces, central island, gas AGA and integrated appliances. An open fireplace is the feature element in the centre of the room, dividing off a seating area and beyond, the dining space. Off the main living area is a utility, snug and a spacious double bedroom with shower room.

The staircase leads to a large living area which benefits from a vaulted ceiling allowing in ample natural light. This living area also benefits from a multifuel burner and double doors leading to the outside patio area.

The upper level includes a further bedroom with views to the front of the property, built in storage and en-suite bathroom. A third spacious double bedroom has built-in storage, and the fourth bedroom comprises an impressive master suite with large en-suite bathroom and a feature walk-in wardrobe.



Externally

The property is accessed through an electric gated entrance and onto a sweeping driveway and parking area. There are mature gardens surrounding the property with a patio and entertaining area to the rear, overlooking a large lawned rear garden.

To the front of the property, there is a large double garage currently with a flat above, including a living/sleeping space with kitchenette and shower-room.

Equestrian Facilities

From the property, there is a gravel track leading to the equestrian facilities, which includes a large America barn of steel portal frame construction housing five Monarch style stables, tack room, kitchen and store facilities, as well as wash bays. Beyond the building is a 40m x 60m outdoor arena with a high-quality carpet-based surface and post and rail fence surrounding.

There is also a further steel framed portal building used for storage and workshop space.

Land

The land is all down to grass and easily accessible. In all the property is about 7.1 acres.

Services

- Mains electricity & water supply
- Private drainage via certified biosystem
- Mains gas central heating
- EPC rating C





Tenure

Freehold with vacant possession on completion

Local Authority

Wrexham Borough Council

Tax Band I

Directions

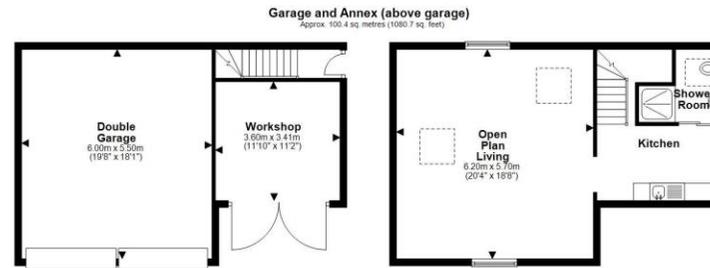
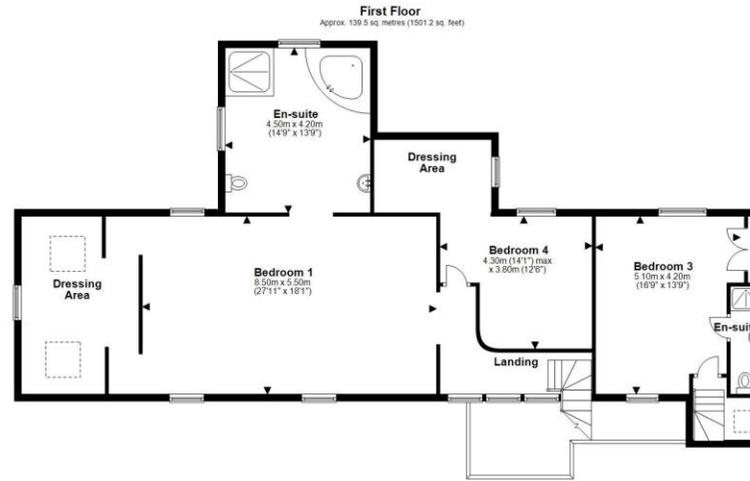
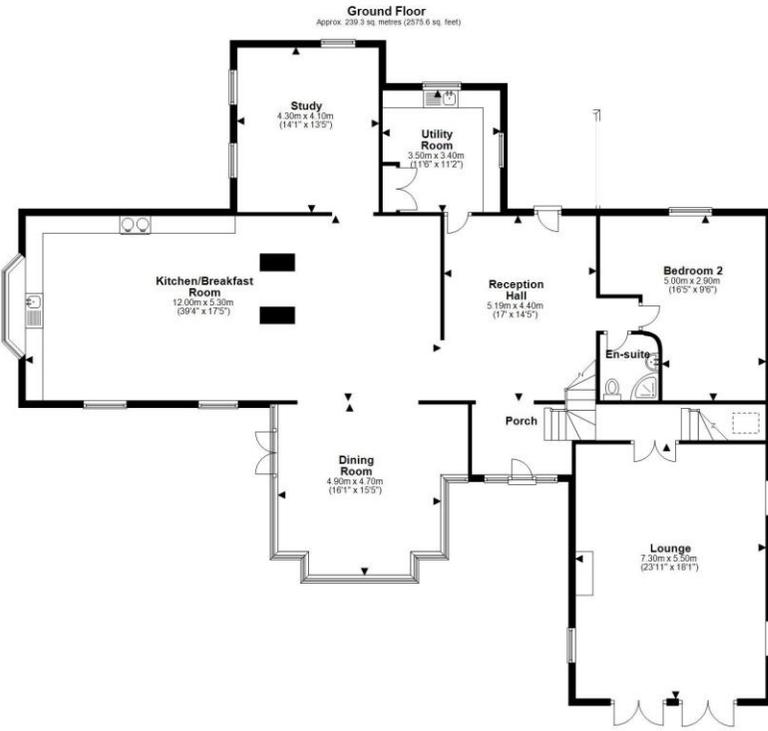
Post Code: LL13 0AG.

From Whitchurch, take the A525 via Redbrook and Maelor for approx. 10 miles, turn right on to Green Lane. At the junction, turn left on to B5069, for 0.5 miles, turn right on to Dongrey Lane (a no-through road). The property will be found on the right after approx. 50 yards via electric timber gates.

Viewing

Strictly by prior appointment with sole agents Larch Property on 01743 709249 or 01948 666695.





Total area: approx. 661.2 sq. metres (7116.8 sq. feet)



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