



Wyffydd

Pen Y Lan, Ruabon, LL14 6HP





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Wrexham, LL14 6HP

A character property with original features and mature gardens, ancillary accommodation, outbuildings and equestrian facilities, set in approx. 8 acres of post and railed pasture.

- An attractive, Grade II Listed 3/4-bedroom property, presented to the very highest standard with original and inkeeping contemporary features throughout
- Additional 1-bedroom ancillary family accommodation
- Set amongst well kept private grounds gardens
- A versatile range of outbuildings, including steel portal frame buildings
- Internal stabling within immaculate buildings
- Well fenced mature pasture ideal for both the equestrian and smallholder
- All-weather turnout (drained and surfaced)
- A rare opportunity to combine a wonderful rural lifestyle and family home

Situation

Wyffydd stands in an elevated position amongst glorious unspoilt countryside, disirably situated on the Shropshire, Cheshire and Welsh borders near to the small rural hamlet of Pen Y Lan. The property is within easy reach to good amenities in the nearby village of Overton-on-Dee and the town of Ellesmere.



There are a number of highly regarded schools in the area including Ellesmere College, Moreton Hall, Packwood Haugh, Oswestry School, Shrewsbury School and Kings and Queens in Chester. Midway between Chester and Shrewsbury, the property has good access to the A483 and A5 for commuting to a number of further business centres.

Description

Wyffydd is a unique, Grade II listed, part-thatched property of immense charm and character, only reconstructed around the turn of the century. Standing in immaculate gardens with separate detached ancillary accommodation with scope for family and domestic use, subject to relevant planning permissions. The adjoining pastureland in which the property sits, extends in all to just over 8 acres.

The property was reconstructed and extended by the previous owners and now offers attractive internal accommodation of immense charm and character, presented to an extremely high standard. In brief, the house comprises a ground floor utility room, cloakroom, inner hall, kitchen/breakfast room, living/dining room, study/bedroom 4 and reception hall, a living room and storeroom on the lower ground floor, together with three first floor bedrooms (master bedroom with en-suite) and a shower room.

The rear entrance leads into the utility room and cloakroom which has ceramic tiled flooring, a sink unit with cupboards under and work surfaces to either side.





The utility has tiled walls, matching wall and base units with space and plumbing below for appliances. The tiled floor continues into the cloakroom which has a double-glazed window to side elevation, an oil fired boiler which heats the domestic hot water and central heating, radiators with work surface and shelving over, and W/C.

The inner hall also has tiled flooring which leads into the fully fitted kitchen. The kitchen has a ceramic sink unit with mixer tap and cupboards under. A granite work surface sits on top of the units with an oil fired 'Aga' range with accompanying electric Aga unit adjacent. There is an exposed stone wall to one elevation within the kitchen and exposed ceiling and wall timbers. The windows overlook the gardens with a secondary staircase to first floor also in the kitchen.

This leads on to the dining room/snug which also has a tiled floor and a superb range of exposed ceiling and wall timbers, along with a magnificent inglenook style fireplace with a raised tiled hearth, Esse wood burning stove and sandstone surrounding walls. Windows in this room look out onto the front and rear elevations overlooking the gardens.

The study/4th bedroom has an exposed beam ceiling and window overlooking the gardens.

A door leads from the inner hall to the main reception hall, which has a staircase to first floor and an entrance door opening out to the gardens. From here, stairs lead down to a lower level into the living room.



The living room has an exposed oak flooring, a feature fireplace with raised tiled hearth and inset 'Clearview' wood burning stove with stone fireplace surrounding, windows overlooking the gardens, exposed ceiling timber and double glazed french doors opening out to the gardens.

A door leads off the lower hall into a laundry room with a double-glazed window to side elevation.

The staircase rises to the first-floor landing, which has a double-glazed window to front elevation and an inspection hatch to the roof space.

Bedroom 2 has a radiator, double glazed window overlooking the gardens and a recessed wardrobe. Bedroom 3 has a radiator, double glazed window with views over the garden and unspoilt countryside beyond and a recessed wardrobe with glazed doors and adjoining airing cupboard with hot water cylinder, immersion heater and slatted shelving.

The shower room consists of an aquaboard and wood panelling with a wood effect LVT floor, shower cubicle, W/C and hand basin with cupboard unit.

A further enclosed staircase rises from the kitchen upto the master bedroom which has a magnificent range of exposed wall and ceiling timbers. Within the master there are various fitted cupboards and wardrobes and a double panelled radiator. The master ensuite consists of a free standing roll topped bath with side mixer tap and shower attachment, tiled enclosed shower cubicle, pedestal hand basin, with tiled sill over, heated towel rail, low flush WC.





Ancillary Accommodation

The main house benefits from additional accommodation in the form of a single-story annexe. This has been utilised as family living for a number of years.

In brief, the building consists of a kitchen, dining room, living room, bathroom and bedroom with substantial loft storage accessed via an external staircase.

Outbuildings

At present the outbuildings are divided into installed stabling, fodder storage, machinery and equipment storage/workshop with concrete flooring. They have great potential for adaptation for a variety of alternative usages (subject to the necessary Local Authority Planning consent).

Externally

The gardens are an excellent feature of the property and consist of lawns with various floral and herbaceous borders, enjoying views over open countryside.

A major feature of the property is the land, through which the cobbled approach drive leads, which is down to permanent pasture and ideal for the grazing of horses and livestock, or for use as wildlife amenity.

The property extends, in all, to approximately 8.41 acres. There is an all-weather (drained) surfaced turnout area.

The sale of Wyffydd does therefore provide an extremely rare opportunity to purchase a Grade II Listed thatched cottage of such charm and character in such a private and rural location, in the heart of stunning countryside.



Services

Mains water and electricity
Private drainage system

Rights of Way

There is a public footpath running along the northern perimeter fence, which does not deviate from the fenceline from the entrance up the cobbled drive track.

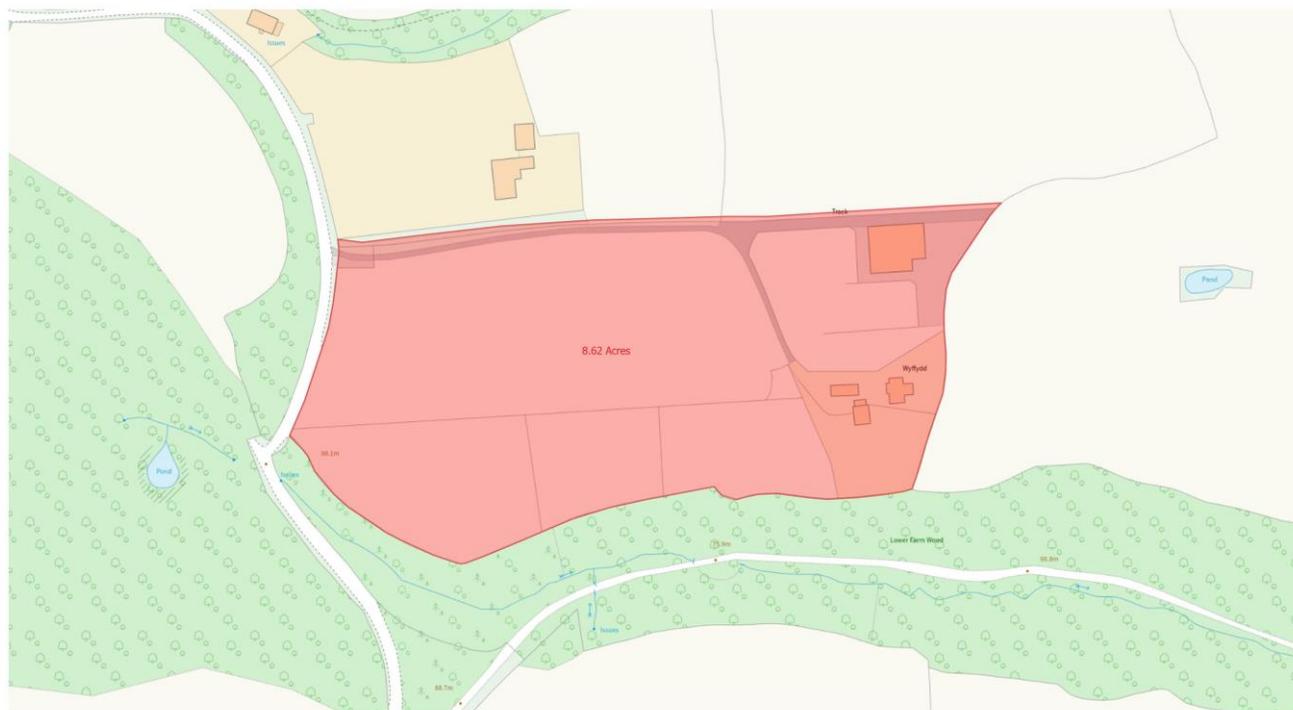
Viewings

Strictly by prior appointment with the agents.

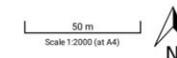
Directions

From Ellesmere proceed north on the A528 to the village of Overton-on-dee. Continue through Overton-on-dee on the A528 in the direction of Wrexham and after approximately 1.5 miles turn left on to the A539 signposted "Ruabon & Llangollen". After approximately 1.7 miles turn left signposted "Pen Y Lan". Continue on this quiet country lane for approximately 1 mile, passing the "No through road" sign and the drive to Wyffydd will be found on the left-hand side, identified by a Jacksons for sale board. The gates retain livestock and as such must be closed upon both entry and exit.

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