



Little Erlas Farm

Wrexham | | LL13 0PE

Offers In The Region Of £900,000

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# Little Erlas Farm

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A unique opportunity to purchase a beautifully presented and spacious five bedroom period property set in grounds of approximately one acre. The stylish internal accommodation has been tastefully upgraded by the current owner whilst retaining an abundance of original and character features. To the ground floor is an entrance hall, three reception rooms, stunning Laure Ashley kitchen, utility room, downstairs wc, to the first floor are five bedrooms, three of which boast en suites and a family bathroom. Externally the property enjoys extensive lawned gardens, a rear patio area for alfresco entertaining and a delightful rear aspect over adjoining fields. approached via a gravel drive leading to a off road parking area and detached double garage. The house's location brings a bonus for sports and golf enthusiasts, with the renowned "Wrexham Golf Club" and "Clays Golf Driving Range & Golf Course" Sports Club positioned nearby. This property successfully marries modern comforts with period charm, providing a comprehensive living experience.

- A WELL APPOINTED FIVE BEDROOM DETACHED HOUSE
- SET IN APPROX ONE ACRE
- THREE RECEPTION ROOMS
- STUNNING KITCHEN
- UTILITY & DOWNSTAIRS WC
- FAMILY BATHROOM & THREE EN SUITES
- DETACHED DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED!



### Entrance Hall

14'1" x 10'10" (4.31 x 3.31)

Entrance door, tiled floor, stairs to first floor, doors to dining room and kitchen.

### Kitchen

22'3" x 13'11" (6.79 x 4.25)

A stunning Laura Ashley fitted range of wall and base units with oak internal fittings, integrated dishwasher two fridges, range cooker with induction hob, quartz worktops, ceramic double sink, mixer tap, central island, window to rear and side, opening to sitting room.

### Lounge

18'2" x 14'11" (5.56 x 4.56)

Tiled floor, opening to kitchen, wood burner with timber surround, opening to dining room, French style doors to rear garden.

### Dining Room

18'2" x 18'1" (5.54 x 5.53)

Original flooring dating from circa 1760, French doors to garden, inglenook style fireplace with wood burner, exposed beams, opening to lounge, doors to family room and stairs to first floor.

### Family Room

27'0" x 12'9" (8.24 x 3.89)

Woof effect floor, two windows to side, storage cupboard, spotlights.

### Utility Room

10'3" x 9'1" (3.14 x 2.78)

Quarry tiled floor, space under worktop for washing machine and dryer, window and external door to front, fitted storage cupboard with space for fridge/freezer. Door to w.c.

### WC

4'5" x 3'7" (1.37 x 1.10)

Tiled floor, w.c, hand wash basin, extractor, spotlights.

### First Floor Landing

Spacious landing with fitted storage, door to bedroom two, skylight window, two windows to side, steps up to other wing with doors to two further bedrooms, steps down to another landing giving access to another two bedrooms with stairs down to the other side of the house.

### Bedroom One

18'11" x 13'8" (5.78 x 4.17)

A wonderful main bedroom with high ceilings, exposed beam, open plan into en suite, built in wardrobes, large window with access onto balcony enjoying views over the garden.

### En Suite

14'5" x 4'10" (4.40 x 1.48)

Oversize walk in shower, freestanding roll top bath, wc, hand wash basin, vanity unit, exposed beams.

### Bedroom Two

15'7" x 9'3" (4.76 x 2.84)

Carpet, window to rear with a fantastic view, storage cupboard, door to en suite.

### En Suite

9'8" x 4'1" (2.95 x 1.27)

Slipper bath, w.c, hand wash basin, skylight window, extractor.

### Bedroom Three

11'9" x 8'8" (3.6 x 2.66)

Window to rear, two built in wardrobes, timber flooring, exposed beams.

### Bedroom Four

11'4" x 10'0" (3.46 x 3.06)

Carpet, window to side, storage cupboard, sloped ceiling, door to en suite.





### En Suite

8'1" x 3'6" (2.48 x 1.09)

W.C, hand wash basin in vanity, shower enclosure, extractor.

### Bedroom Five

10'6" x 8'9" (3.22 x 2.69)

Window to side, sloped ceiling.

### Bathroom

11'4" x 7'6" (3.47 x 2.31)

Freestanding rolltop bath, handwash basin, w.c, corner shower, window to rear, exposed beam, extractor.

### Boiler Room

Worcester oil fired boiler and water cylinder, window to front.

### Garage

Currently used as a gym and for storage, tow double doors to front, stable door to side opening into storage area, stairs up to first floor loft space with portal window and skylight windows. Potential to create annex or holiday let subject to planning permission and building regulation sign off.

### Outside

Generous lawned gardens to front and side with stream to the boundary. Patio seating area adjacent house entrance. Gravel drive leading to off road parking area, garage and pergola. Rear garden area with rural aspect to rear, pergola over patio, outdoor fireplace, timber deck. Oil tank.

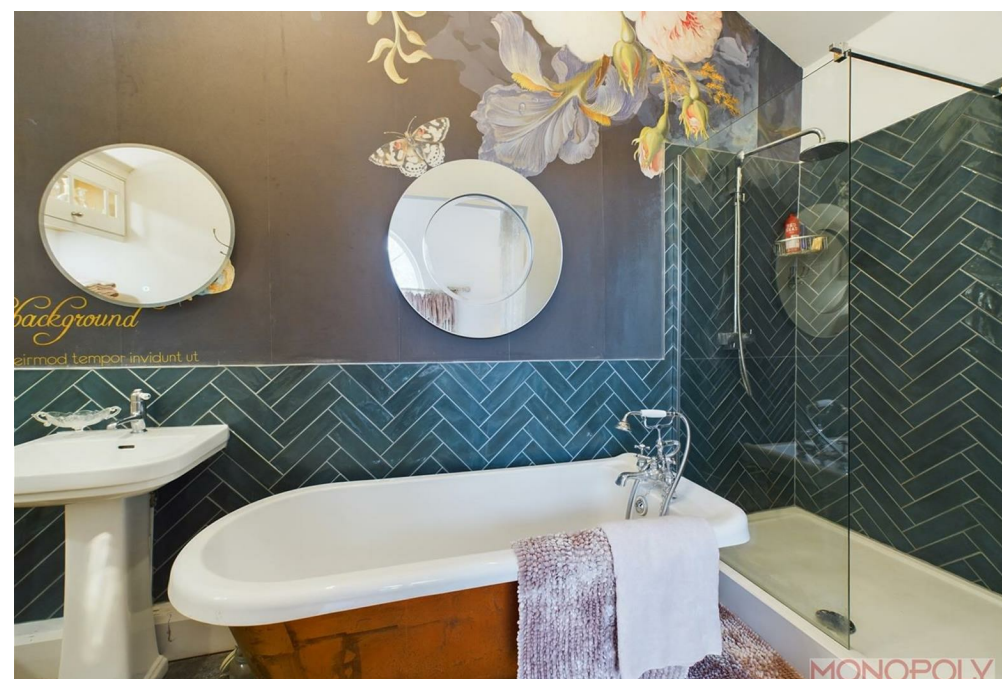
### IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view.

We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







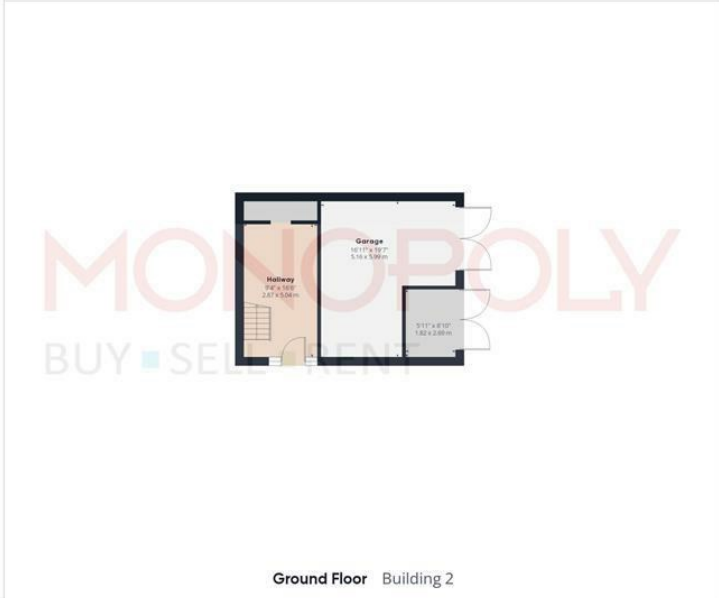




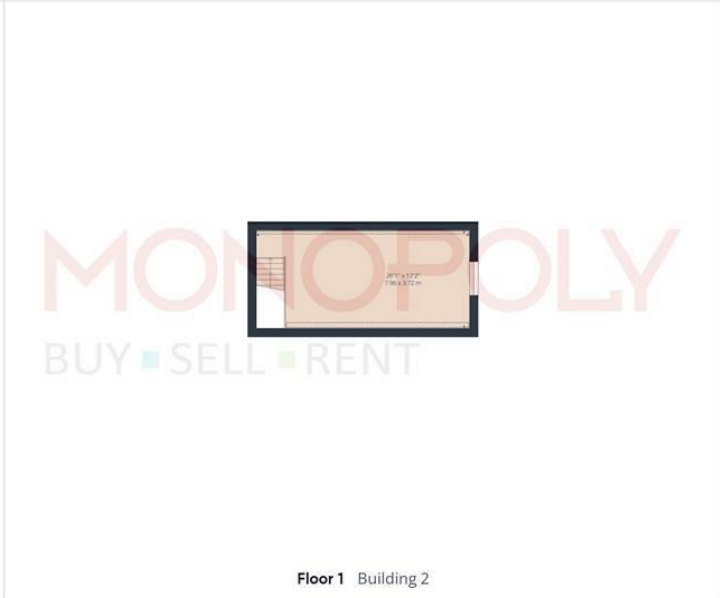
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

3884.15 ft<sup>2</sup>  
360.85 m<sup>2</sup>

Reduced headroom

49.99 ft<sup>2</sup>  
4.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

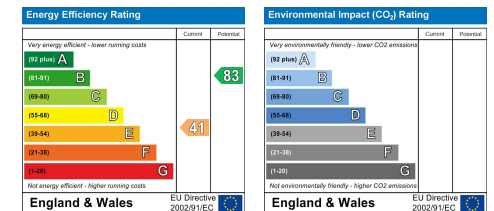
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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