



## 44 Tattersall Stables

Wrexham | | LL14 6LB

Offers In Excess Of £230,000

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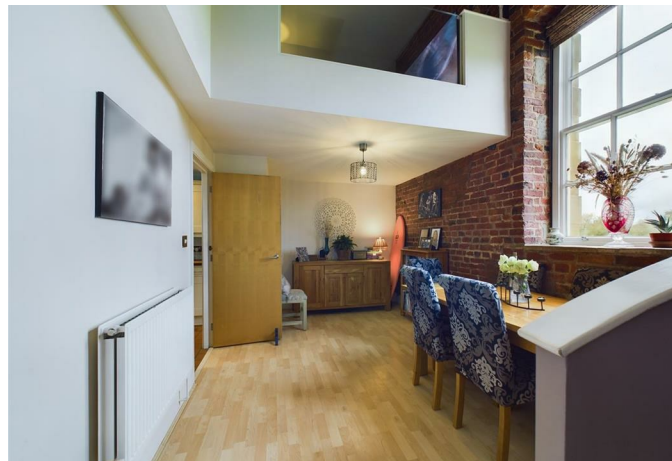


# 44 Tattersall Stables

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A stunning 3 storey, 3 bedroom property located within the impressive Wynnstay Hall Estate in Ruabon. The property offers beautifully presented and uniquely designed living accommodation including a fantastic mezzanine lounge to the first floor. The property is approached down a long private driveway with beautiful open fields to either side and entering the impressive 18th century grade 2 listed residence. The property itself is located in a former stable block with communal central courtyard and acres of land to roam and enjoy including a picturesque lake and private tennis courts. In brief the property comprises of; entrance hall, cloakroom, dining room and kitchen to the ground floor, lounge and bathroom to the first floor and 3 bedrooms and en-suite to the second floor.

- A delightful 3 bedroom, 3 storey property
- Beautifully presented living accommodation
- Individually designed
- En-suite
- 2 Designated car parking spaces
- Stunning surroundings
- VIEWINGS HIGHLY RECOMMENDED



### Entrance Hallway

With quarry tiled flooring, door to the cloakroom.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin, quarry tiled flooring, part tiled walls.

### Dining Room

20'7" x 9'9" (6.29m x 2.98m)

Well presented with an exposed brick wall, double glazed sash window to the front, spiral staircase up to the first floor, wood effect flooring.

### Kitchen

11'11" x 9'7" (3.64m x 2.93m)

Fitted with a range of attractive wall, drawer and base units, solid wood work surfaces with inset stainless steel circular sink and drainer, range cooker with double oven and 5 ring gas hob, stainless steel splash back and stainless steel extractor fan over, plumbing for a washing machine and a dishwasher space for a fridge/freezer, french doors off to the communal courtyard, part tiled walls, quarry tiled flooring.

### Mezzanine Lounge

20'0" max x 20'7" max (6.12m max x 6.28m max)

A spacious and immaculately presented room with partly glass balustrade looking over to the dining room on the ground floor, feature porthole double glazed window, exposed brick wall, carpeted flooring, spiral staircase up to the first floor.

### Bathroom

5'10" x 6'6" (1.80m x 1.99m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring.

### Second Floor

Spiral staircase from the first floor leads up to the second floor, with doors off into the bedrooms.

### Master Bedroom

14'3" x 9'8" (4.36m x 2.96m)

Superbly presented with high vaulted ceiling with exposed beam and trusses, double glazed sash window to the side with fantastic far reaching views of the hills beyond, carpeted flooring.

### En-Suite

5'11" x 6'2" (1.82m x 1.88m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, carpeted flooring, part tiled walls.

### Bedroom 2

9'7" x 10'2" (2.94m x 3.12m)

A double bedroom with a double glazed sash window to the rear, carpeted flooring, exposed brick wall.

### Bedroom 3

10'8" x 7'2" (3.26m x 2.19m)

With a double glazed sash window to the rear, carpeted flooring, exposed brick wall, beamed ceiling. \*\* Please note the picture of the third bedroom was taken before the current vendor occupied the property\*\*

### Parking

There are 2 designated car parking spaces.

### Communal Courtyard

Located in the centre of the block is a large communal courtyard exclusively for the use of the Tattershall Stables residence with paved pathways, central circular flower bed, raised wall flower beds and stone pathways. There is also an outside store next to the front door of the property ideal for storage and housing the gas combination boiler.

### Communal Gardens

The picturesque setting and large well maintained





gardens are an impressive feature of this wonderful estate. The gardens were laid out between 1777 and 1782 by Lancelot Capability Brown who was probably one of the country's greatest landscape gardener and architect and in his time designed more than 140 estates including Blenheim Palace and Chatsworth. All residents benefit from the use of the majority of grounds and gardens where there is also a lake, tennis courts and scenic surrounding park lands which extend to approximately 70 acres.

#### **Additional Information**

The owner informs us that the lease is 900 years..... the annual service charge is approximately £2800, this pays for the up keep of the large communal grounds, exterior painting, drive maintenance, window cleaning etc. It also includes building insurance but the owner informs us that the new owner must use the management companies insurers.

#### **MORTGAGES**

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage









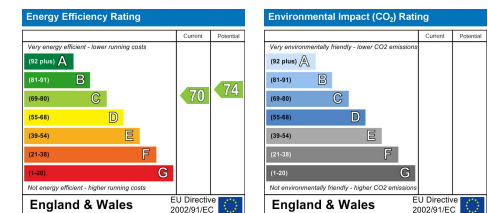


**MONEY LAUNDERING REGULATIONS 2003**

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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