



## Caretaker House

Hafod | Wrexham | LL14 6HF

Offers In The Region Of £675,000

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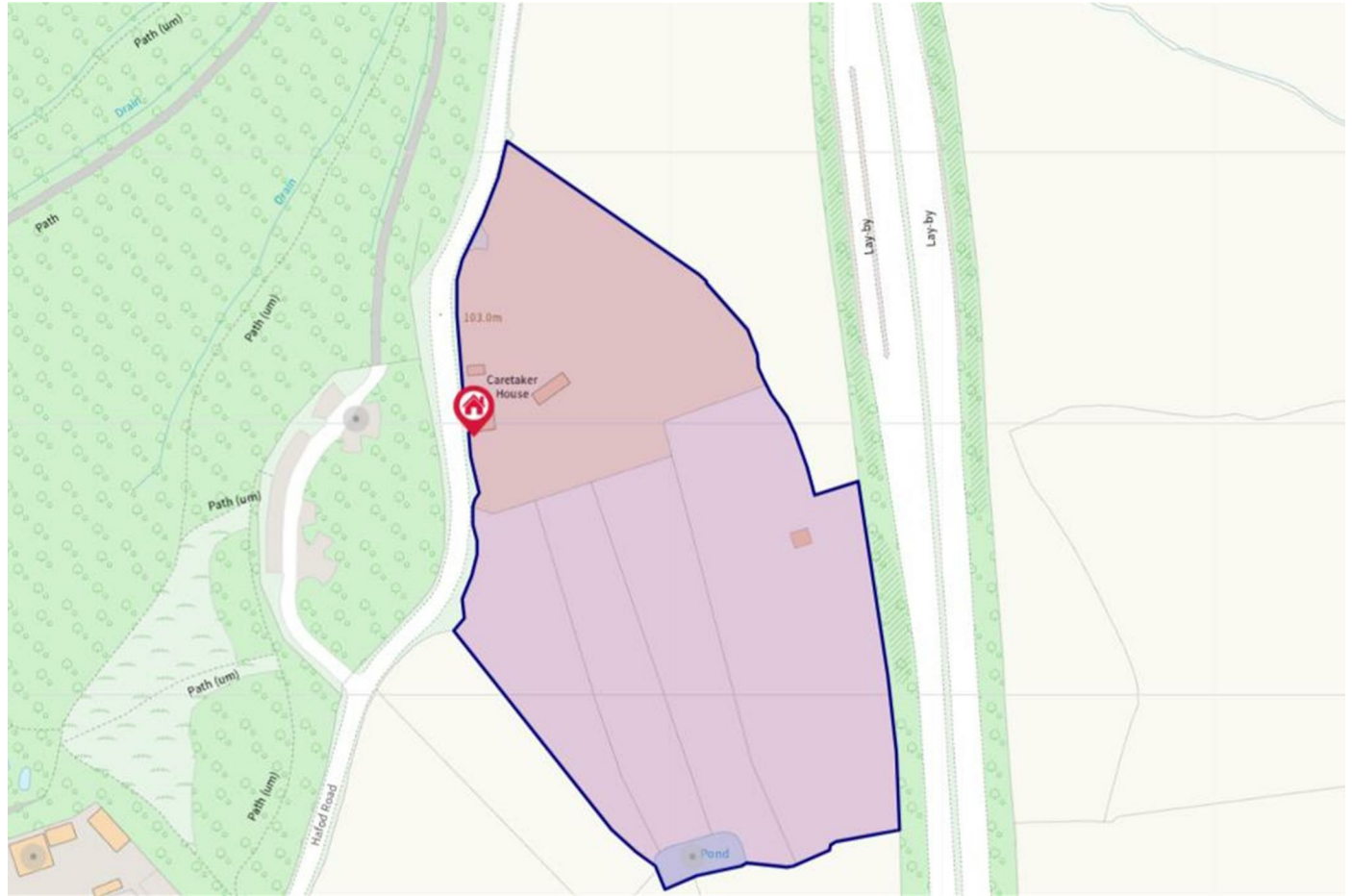


# Caretaker House

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Welcome to this charming three bedroom detached house with six acres of paddocks and gardens located in a picturesque area close to the villages of Ruabon and Johnstown, Wrexham County. A superb opportunity for equestrian enthusiasts there are two stable blocks, a menage and good quality level grassland. The accommodation boasts a spacious reception room and kitchen/diner perfect for entertaining guests or relaxing with your family. With three well proportioned bedrooms, there is plenty of space for everyone to enjoy. The first floor features a well-maintained bathroom, and a stunning en suite shower room ensuring your comfort and convenience. Spanning across 1,323 square feet, this home offers ample room for all your needs and desires. One of the standout features of this property is the parking space available for several vehicles plus a single garage, making it ideal for families with multiple cars or those who love to host gatherings. Boasting an excellent degree of privacy with over six acres, this house provides a retreat from the hustle and bustle of everyday life and ample space for a range of outdoor pursuits and hobbies. Don't miss out on the opportunity to make this delightful property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home.

- EQUESTRIAN PROPERTY
- SET IN 6.13 ACRES
- TWO STABLE BLOCKS, MENAGE & PADDOCKS
- THREE BEDROOM DETACHED HOUSE
- WELL PRESENTED INTERNAL ACCOMODATION
- KITCHEN/DINER
- UTILITY & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE & BALCONY
- FAMILY BATHROOM
- AMPLE OFF ROAD PRKING & SINGLE GARAGE



### Hallway

Chinese slate tiled floor, timber front door, stairs to first floor, understairs cupboard, doors to lounge, kitchen and utility.

### Lounge

Chinese slate tiled floor, bay window to front, exposed beams, open fire set in a brick fireplace with timber lintel over.

### Kitchen/Diner

A fitted range of timber wall and base units, timber worktops, inset Belfast style sink, mixer tap, dishwasher, Rangemaster cooker, extractor, integrated fridge, tiled floor, French style doors to side, spotlights, tiled splashback, window to rear, underfloor heating.

### Downstairs WC

Chinese slate tiled floor, wc, oil boiler, window to side, hand wash basin.

### Utility Room

Chinese slate tiled floor, space for washing machine and dryer, fireplace, shower enclosure, door to wc, window to front, external door to side.

### First floor landing

Timber floor, doors to three bedrooms, bathroom, study, attic hatch, spotlights.

### Bedroom One

Timber flooring, a good range of fitted wardrobes with integrated dressing table, drawers and space for tv above, French doors opening to balcony with views of the menage and paddocks, attic hatch, door to en suite, fitted shelving in entrance area.

### Bedroom Two

Timber flooring, large window to side with a countryside aspect, attic hatch.

### Bedroom Three

Window to front, period fireplace, timber flooring, fitted wardrobes.

### Study

Window to front.

### Bathroom

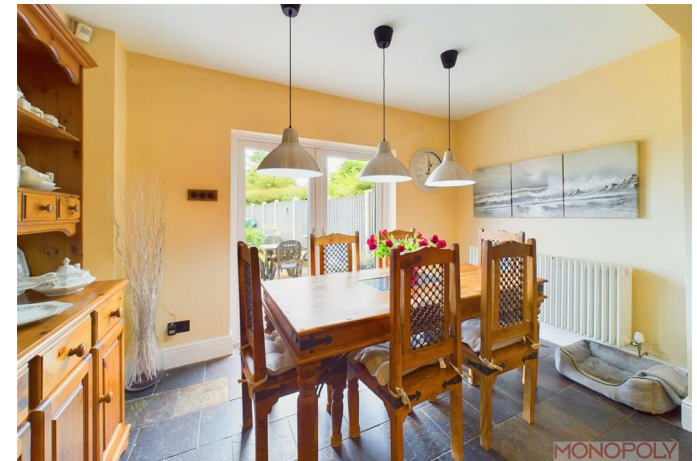
Free standing roll top bath with central taps, corner shower with mains shower over, tiled floor, wc, hand wash basin, window to rear, underfloor heating.

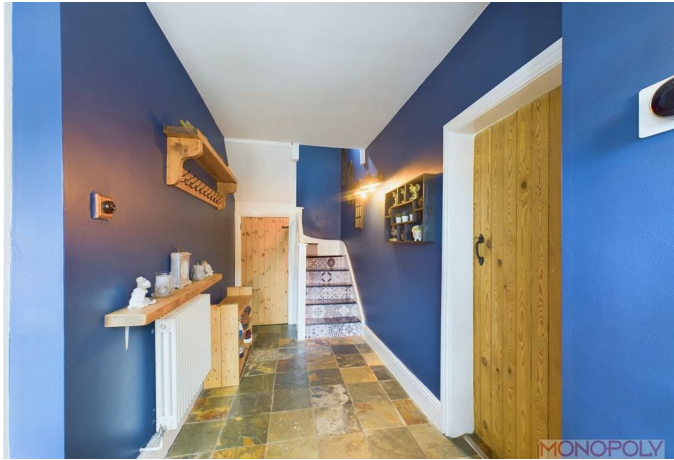
### Garage

Single detached garage, power and lighting.

### Outside

Electric gates open onto a sweeping drive way with generous lawns to both sides. At the end of the drive is a parking area for several vehicles and a single garage. To the front of the property is a gravel seating area. To one side of the property is an attractive landscaped garden with patio seating area adjacent to the house, lawn, hardstanding for hot tub, further patio with pergola, planted borders. The property is well equipped for equestrian pursuits with two stable blocks. The new block is approx two years old with three 12 x 12 stables with automatic water drinkers, lighting, power points, a wash box and tack room. The other block provides three stables and a tack room. The menage measures 20m x 40m and has a Ransfords Woodfibre surface and is approx 2 years old. The vendor informs us there is planning permission for the erection of floodlights. The paddocks are currently divided into four with temporary fencing. All paddocks are also fitted with automatic water troughs. Also in the grounds is a brick outbuilding and a large double dog kennel with runs plus a smaller individual dog kennel with run. Additional access to the property via a 5 bar gate, useful for larger vehicles/ deliveries.





### Additional Information

Freehold... Oil fired central heating... no water metre...mains drainage...

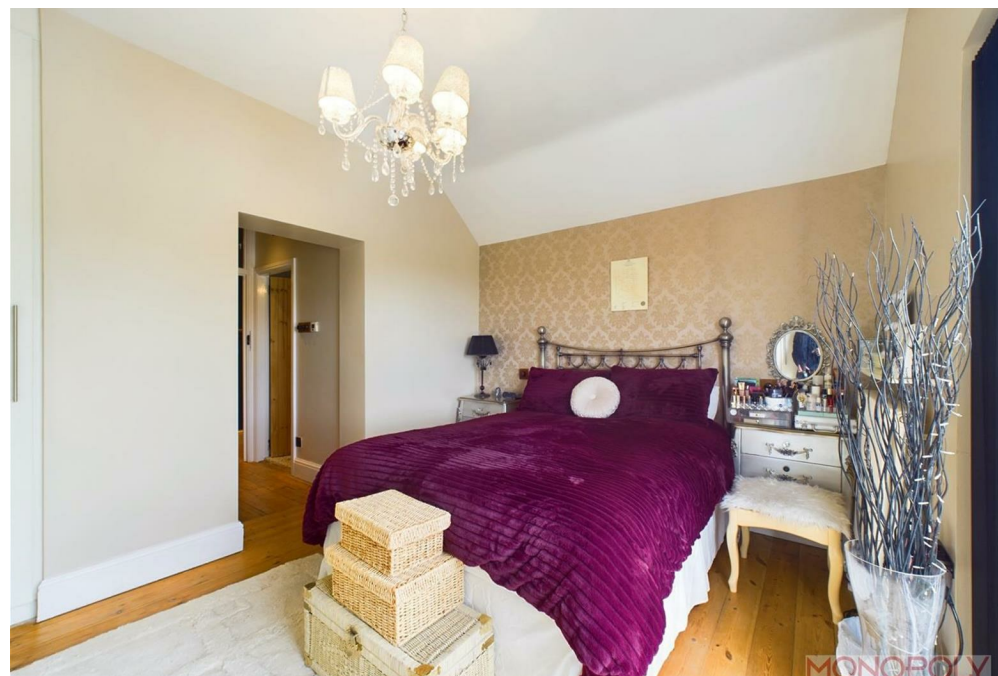
There is also access to picturesque off road hacking through Hafod Bank directly opposite the property. Also excellent road links to A483 north and south, great commuter links. Potential business opportunities, subject to correct permissions.

### 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.





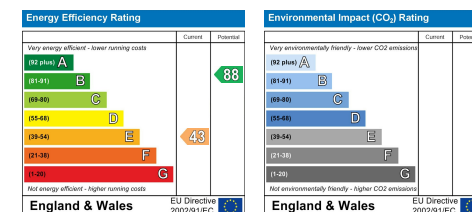




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