



Hare House

Wrexham | | LL11 6NU

Offers In Excess Of £400,000

MONOPOLY[®]

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This exceptional 4-bedroom, 2-bathroom converted church in the semi-rural village of Brynteg presents a rare opportunity to own a piece of history. This Grade 2 listed property boasts an impressive array of original features, including exquisite stained glass windows, an authentic altar, a pulpit, a font and original bell and pull rope, all contributing to its unique character and charm. Ideal for those seeking a distinctive living space, this home seamlessly blends historical elegance with modern comfort. Another feature to this property is the generous garden to the rear where there is also access to a cellar. Hare House as it is called now was originally St Peter's church built in 1894. The village of Brynteg has a number of local amenities within the village and is only approximately 2 miles away from Wrexham city centre. In brief the property comprises of; front porch, open plan living space incorporating the lounge/dining area and kitchen, downstairs cloakroom, principal bedroom, en-suite, bedroom 4, downstairs w.c to the ground floor and 2 bedrooms and shower room to the mezzanine floor.

- An exceptional 4 bedroom, 2 bathroom converted church
- An eclectic mix of stunning original features and modern fittings
- Stunning stained glass windows
- Fantastic original structures
- Mezzanine level having 2 bedrooms and a shower room
- Generous garden to the rear
- En-suite
- MUST BE VIEWED TO BE APPRECIATED
- GRADE 2 LISTED



Front Porch

Large arched timber door opens into the front porch with 2 stained glass windows, tiled flooring door into the main building.

Open plan lounge/dining room/kitchen

48'11" max x 23'9" max (14.93m max x 7.24m max)
Wow! a simply stunning living space, completely open plan incorporating the living area with the dining area and kitchen, with some spectacular original features such as the font, high vaulted beamed ceilings, fantastic original rood screen, pulpit and altar, exposed wood flooring, log burner, wonderful stained glass windows, 3 skylights, door to bedroom 1, bedroom 4 and to a downstairs w.c, open plan into the kitchen area.

Kitchen

The kitchen is open plan off the main living area and is fitted with a range of modern wall, drawer and base units, granite work surfaces with inset sink, mixer tap and water purifier over, built in electric oven, 4 ring electric hob, stainless steel/glass extractor fan, plumbing for a washing machine, original timber altar.

Principal Bedroom

17'0" x 10'1" (5.19m x 3.08m)
Accessed through the original church rood screen into a spacious and highly impressive bedroom. The bed itself has been made from the original church pews with a stunning stained glass window with stone surround as the main feature to this room. Vaulted beamed ceiling, beautiful original woodwork, original marble flooring, 3 high level arch glass windows looking into the main building, arch wooden door into the en-suite.

En-suite

8'3" x 8'8" (2.53m x 2.66m)
Fitted with a low level w.c, large wash hand basin, bath with thermostatic shower over, tiled flooring, part tiled walls.

Downstairs W.C

Located off the main living space and fitted with a wash hand basin with unit under, exposed wood flooring, door into another room with a low level w.c with concealed cistern.

Bedroom 4

12'2" x 9'9" (3.72m x 2.99m)
Currently used as a bedroom but versatile in it's use with a double glazed window to the rear, carpeted flooring, cupboard housing the wall mounted 'Worcester' gas combination boiler.

Mezzanine level

Stairs off the main building lead up to the Mezzanine landing forming a gallery area to look down and around at the stunning architecture, with glass balustrade, carpeted flooring and doors into two bedrooms and the shower room.

Bedroom 2

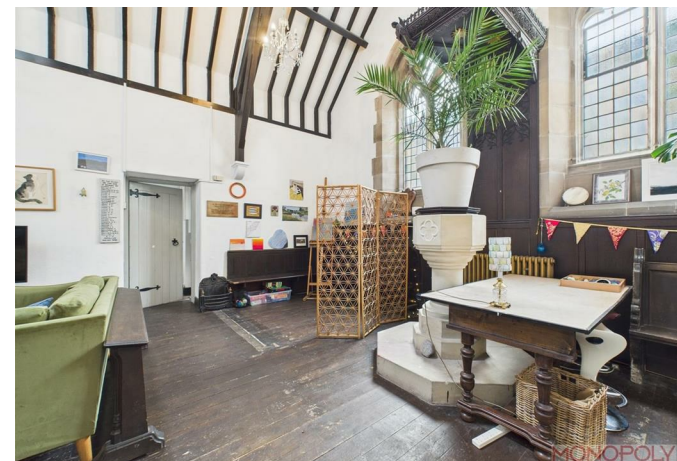
10'0" x 9'4" (3.05m x 2.87m)
With feature beamed ceiling, skylight, carpeted flooring.

Bedroom 3

9'11" x 9'2" (3.03m x 2.80m)
With feature beamed ceiling, skylight, carpeted flooring.

Shower room

Fitted with a low level w.c, circular wash hand basin with vanity unit under, fully tiled shower cubicle, tile effect cushioned flooring, beamed ceiling.





Rear Garden

A real feature to this property and something you do not always get with church conversions is the impressively generous rear garden. The garden area has recently been dug up in order to re-seed. The garden does require landscaping but has recently been re-seeded.

There is also access to a useful cellar.

Front

To the front of the property is a driveway providing off road parking.

Important Information

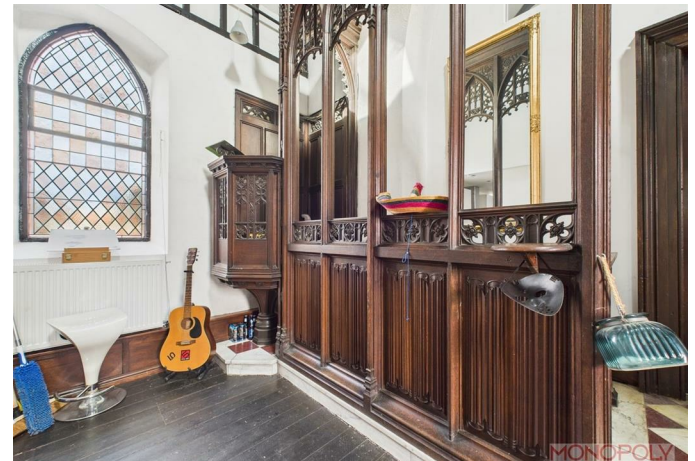
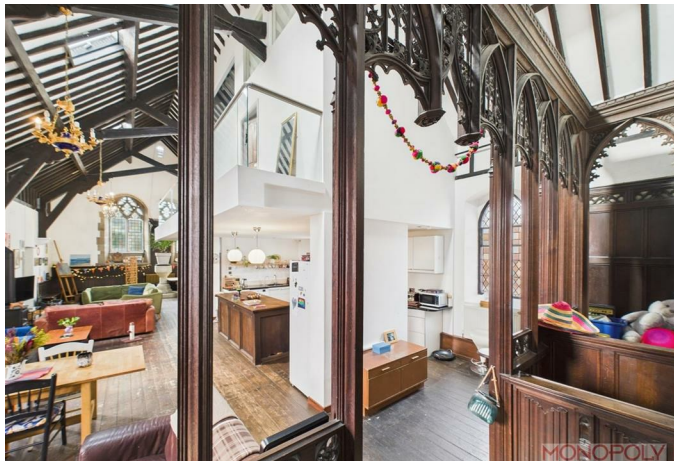
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.









Ground Floor



Floor 1

Approximate total area⁽¹⁾
 2171.08 ft²
 201.7 m²

Reduced headroom
 25.64 ft²
 2.38 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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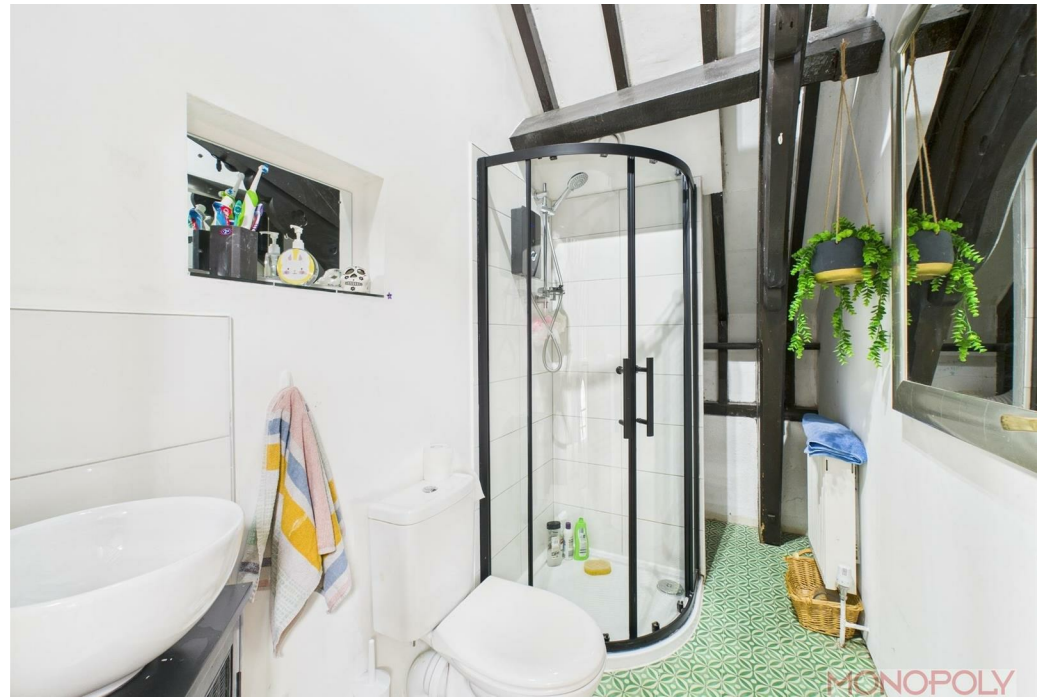
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs 92-95% A			Very environmentally friendly - lower CO ₂ emissions 82-91% A		
91-91% B			81-91% B		
89-90% C			80-90% C		
85-89% D			75-80% D		
82-84% E			69-84% E		
81-81% F			61-80% F		
79-80% G			41-60% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	













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