



Home Farm
Ruabon, Wrexham



LARCH
PROPERTY

Home Farm

Pen Y Lan, Ruabon
Wrexham, LL14 6HS

A rare opportunity to rent a spacious, newly refurbished 4-bedroom farmhouse, situated in a sought-after rural position on a quiet private family Estate in Pen Y Lan, Wrexham.

- 4/5 bedroom farmhouse
- 3 reception rooms
- Newly refurbished
- A range of outbuildings for storage
- Idyllic rural location yet very accessible
- Private drive and gardens

Distances in approx. miles:

Pen Y Lan 0.7m | Rhosymadoc 3m | Ruabon 3m
Overton 4.9m | Erbistock 4m | Wrexham 8m
Chester 20m

Description

Home Farm is a delightful 4/5 bedroom detached property situated in the heart of the Pen-Y-Lan Estate near Ruabon, Wrexham. The property has undergone extensive refurbishment including a new handmade traditional style kitchen with new electric Aga, fully redecorated throughout with new bathrooms and a recently installed central heating and hot water system.

Approached by a long no-through private driveway, the traditional brick-built farmhouse is located behind the original farm buildings.



Home Farm offers tranquil rural living featuring stunning views, a generous garden open to keen gardeners and their own enthusiasm as well as ample parking space and adjacent storage outbuildings.

The property is entered off the large car parking sweep through the front door under a porch canopy, leading into the large handmade wooden farmhouse Kitchen dining space, with ceramic sink complete with a new 3 oven electric Aga and wood effect laminate floor. Off the kitchen, a newly carpeted sitting room with open fire and dual aspect windows looking out over the gardens. A central corridor with stairs to first floor level has storage under the stairs and access to the large living room with original tile floor and a dining room beyond with original parquet flooring, both having original open fires. The living room benefits from French doors leading onto a spacious limestone patio creating a wonderful outdoor space for entertaining and enjoying the gardens beyond. A secondary entrance to the property, creates a boot room with a cloakroom off, housing the boiler and a w.c. and sink.

At first floor level, the property comprises a large landing area and 4/5 bedrooms: A large double bedroom with fitted wardrobe space, a further double bedroom with additional storage and a single bedroom with large wardrobe having a charming 'Jungle Book' scene painted on the doors. All three bedrooms are serviced by a large family bathroom with recently installed bath with a shower attachment and a separate walk-in shower. The principal bedroom is very spacious with a range of fitted wardrobes, following through the bedroom there is an additional room which could be used as a dressing room, office or 5th bedroom which are serviced by an adjacent bathroom, also featuring a bath with shower attachments and walk-in shower enclosure.





Situation

Home Farm stands in tranquil position amongst glorious unspoilt countryside, advantageously 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 villages of Ruabon and Overton-on-Dee along with the towns of Wrexham and Ellesmere both within easy reach by road within 8 & 9 miles respectively, in an area known as the Wynnstay country.

There are a number of highly regarded schools both private & comprehensive education in the area including Ellesmere College, Moreton Hall, Packwood Haugh, Oswestry School, The Maelor School, Ysgol Rhiwabon, Ysgol Maes-y-Llan Primary, 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 including Wrexham, Chester, Shrewsbury, Telford, Liverpool and Manchester. London Euston can be reached direct by train from Wrexham in approx. 2hrs30mins and there are various international airports including Liverpool, Manchester and Birmingham.

Gardens & Grounds

Home Farm provides ample parking for multiple cars to the front off the private drive with gated entrance, as well as plenty of storage opportunities adjacent to the property to include 5 stables and a large outbuilding/wood store. The generous size lawn has been reseeded and has great scope for those with green fingers to create a vegetable garden, and additional flower beds offering a blank canvas for someone with some imagination. Alternatively, the garden can be kept low maintenance and be allowed to go to mown grass throughout with the mature hedge and fence perimeter.



Directions

Postcode: LL14 6HS

What3words: ///paddlers.layered.advances

From Ruabon, follow the A539 and after 1.3 miles you should reach a cross road signposted for 'Pen Y Lan', turn right and continue on this road into Pen Y Lan itself. Within the village, there will be a sharp bend to the left and the road continues onto a drive to the right. Follow the road to this right over the cattle grid and down to the farm buildings on the right. Turn right between the farm buildings and follow the road around to the find Home Farm on your left.

Terms & Conditions

Term - duration is flexible and to be agreed between parties but long term is preferred.

Rent - per calendar month to be paid monthly in advance.

Deposit – equal to five weeks rent, payable upon the signing of the agreement.

Holding Deposit - equal to one week's rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This holding deposit will act towards the first month's rent on occupying the property.

Services

- Mains water & electricity
- Oil fired central heating & hot water (New boiler installed in 2024)
- Private drainage via a septic tank

EPC rating – Property has an exemption as the property is Listed

Council Tax - Band: H

Local Authority: Wrexham County Borough Council





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