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**Ty Brith Farm Pentre, Minera, Wrexham,
LL11 3DW**

£995,000



EPC - 0 Council Tax Band - G Tenure - Freehold

Pentre, Minera

5 Bedrooms - House - Detached

A well presented and well maintained detached property, originally dating back to the 16th century. Offering an abundance of wealth and charm, yet having a modern twist within. Originally an old farmhouse which has been extended, this property is a home that combines comfort, convenience, and a touch of luxury in a picturesque setting. Located on the outskirts of Minera, a quiet and rural setting some five miles from Wrexham, it is just a three mile drive to the A483 which links up to Chester approximately 15 miles away and to the A55, therefore providing excellent links for Wrexham, North Wales, Chester, Liverpool and Manchester. Set in beautiful landscaped gardens and offering a sunny position with views of open fields. Boasting two stone set driveways for ample off street parking and outbuildings.

Internally boasting five bedrooms, the master bedroom has a dressing room and also an En Suite. Part of the original farmhouse, dating back to the 16th century, the property has exposed wattle and daub walling, a snug, living room, dining room and a good sized modern kitchen. There is also professional cinema installation, a bar, a recreation area, ten pin bowling and mezzanine floor seating area together with central heating and high quality double glazing!

EPC Rating TBC - Tenure - Freehold - Council Tax Band: G.



Accommodation

A double glazed feature front door with double glazed panel adjacent leads into

Sun Porch

With double glazed farmhouse windows to the side and front elevations, tiled floor and exposed stone walling. There is a glazed door with glazed panels to each side leading into the:

Main Hall

Being the oldest part of the original farmhouse, with walk in large stone inglenook fireplace, with raised hearth and cast iron wood burning stove, original timber exposed wall and tiled flooring. There is also a small storage cupboard, a double radiator and stairs leading off. From the Main Hall

Cloakroom / Shower Room

Comprising a large walk-in shower enclosure, electric shower, washbasin on a feature upstand, W.C., radiator, lighting, cupboard housing the electric meter and consumer unit and double glazed window to the rear.

From the Main Hall

Dining Room

Having oak flooring, double radiator and a double glazed window overlooking the front garden. There is an opening through a thick stone wall leading into the:

Kitchen

Having granite worktops with wall, drawer and base units, deep butler sink with a black swan neck mixer tap, void for Range cooker, soft close pan drawers, extraction hood, glazed display units, double radiator and two large pantry cupboards. There is also tiled flooring and double glazed double doors with a matching double glazed window to the rear patio/garden.

Utility Room

Having granite worktops, Belfast sink with mixer tap over, Worcester oil fired central heating boiler, storage units, tiled floor, double radiator and double glazed window to the rear.

Living Room

Having a feature media wall with a feature full width electric fire with flame effect and facility/wiring for a flat screen T.V above. There is a display recess to each side which has low voltage down lights. Oak flooring, three large double glazed windows providing views of the gardens and two double radiators. Oak double doors with glazed panels which open into the:

Family Room

Having a double radiator, Oak floor, downlighting and double glazed windows overlooking the side and rear gardens.

From the Main Hall



Snug

Oldest section of the farmhouse where there is some exposed wattle and daub walling, a corner fire chimney place, timber flooring, double radiator and a window which overlooks the rear. There are two additional windows overlooking the side garden.

First Floor Landing

Accessed via a turned staircase. There is a double radiator, double glazed window to the side elevation, a stone mullion window to the front elevation and a seating area.

Bedroom One

Having a double radiator and a bay window overlooking the front garden. The bedroom also has a dressing room off.

Dressing Room

Having a double radiator, built-in wardrobes and a double glazed door and window to the rear.

En-Suite

Comprising of a shower enclosure, W.C., wash basin, hand painted upstand, heated towel rail, tiled floor and double glazed window.

Bedroom Two

Having window seats, stone mullion window to the rear, double glazed window to the side elevation, built-in wardrobe and radiator.

Bedroom Three

Having a radiator and a double glazed window overlooking the front elevation.

Bedroom Four

Having a double glazed window to the rear and a double radiator.

Bedroom Five

Having a double radiator and a double glazed window to the front.

Family Bathroom

Having a freestanding bath with up-stand and mixer tap and detachable shower head, tiled flooring, wash basin, corner shower enclosure with rain shower over, W.C., column radiator with chrome towel rail and an illuminated mirror. There is also a cupboard and a double glazed window to the rear.

Detached Barn

Accessed via double glazed double doors which have double glazed panels to each side. This opens up into the:

Large Cinema Room

Having a star lit ceiling, wiring for surround sound speakers, oak flooring to part, a carpeted tiered seating area, a row of six and a row of five cinema chairs, two double radiators and a recess for the cinema screen. There is also wiring for for a projector and steps leading up to the bar / recreational area.

Bar Area / Recreational Area

Having a ten pin bowling alley integrated. The bar is finished with oak and has a pitched slate roof. There are two double radiators, a large arched double glazed window overlooking the garden, arched double glazed doors which overlook the garden, an exposed oak roof trusses and turned stairs which lead to a seating area above with lighting and glazed panels which look down to the room beneath.

Cloakroom

Having a low flush W.C., wash basin and radiator.

Outside

Outside, there are two driveways which lead into the property. Both of which are laid with stone sets. There is also a gravel parking area which has space for several cars. The front gardens are lawned with mixed planting and there is a beautiful stone terrace. Gates lead to an attractive seating area which is ideal for alfresco dining. There is a stable block, a garden store, large lawns and beautiful countryside views. There is a garden structure which could house a hot tub and a further seating pavilion with a pitched roof. Behind the barn, there is a further garden area which is a perfect oasis.





Ground Floor

Floor area 173.3 sq.m. (1,865 sq.ft.)



First Floor

Floor area 127.9 sq.m. (1,377 sq.ft.)



Outbuilding

Floor area 105.8 sq.m. (1,139 sq.ft.)

Total floor area: 407.0 sq.m. (4,381 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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