

**FOR SALE**

Asking Price £735,000

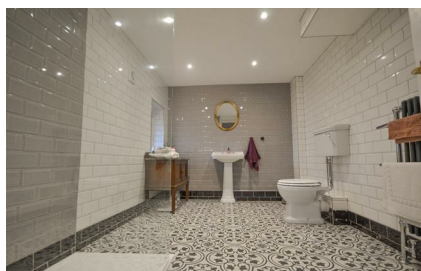
## Ashdale House Higher Penley, Penley, Wrexham, LL13 0NB

A substantial and recently renovated, detached, four bedroom country property boasting a wealth of versatile internal accommodation, a detached studio/workspace, and ample driveway parking, situated within a plot extending to over 3 acres located within the rural hamlet of Higher Penley.



Malpas (5 miles), Wrexham (8 miles), Ellesmere (10 miles), Whitchurch (11 miles) and Chester (15.5 miles).

(All distances approximate)



- **Detached Country Property**
- **Approx 3 Acres**
- **Detached Studio**
- **Stables and Tack Room**
- **Recently Converted**
- **Rural Location**

Halls are delighted with instruction to offer Ashdale House, Higher Penley, for sale by private treaty.

Ashdale House is a substantial and recently renovated, detached, four bedroom country property boasting a wealth of versatile internal accommodation, a detached studio/workspace, and ample driveway parking, situated within a plot extending to over 3 acres located within the rural hamlet of Higher Penley.

The property, which has been carefully converted from what was an educational facility into an imposing residential home now offering possibilities for multi-generational living, comprises, on the ground floor, an Entrance Hall, Bedroom, Shower Room, Kitchen/Breakfast Room, Utility Room, Dining Room, Living Room, and Study, together with, to the first floor, three further Bedrooms (two benefitting from En-Suites), and a Kitchen. The First Floor enjoys an independent secondary access.

The property is situated within ground extending, in all, to approximately 3.27 acres, comprising established gardens, a number of patio areas, vegetables patches, ample driveway parking, and a significant area of grass, the latter offering excellent potential for use as a paddock or for extension of the more formal gardens.

The property also features a number of external buildings, most notably a detached studio/workspace (approx 6.6m x 6m) with four externally accessed shower rooms, which offers further potential for conversion into an annexe (LA consent permitting) or for use in connection with a buyer's home business (LA consent permitting). Also included are, briefly, two stables with tack room, a number of greenhouses, a brick-built store, and various timber sheds/stores.

The sale of Ashdale House does, therefore, offer the decidedly rare opportunity for buyers to acquire a well presented and substantial four bedroom, detached property benefitting from a number of particularly useful outbuildings and with generous external space, situated in a delightful rural setting.

## **THE ACCOMMODATION COMPRISES**

The property is entered via a traditional brick built covered porch, through a heavy oak front door into the:

### **ENTRANCE HALL**

A mixture of tile and oak flooring, UPVC double glazed window onto side elevation, carpeted stairs leading to the first floor with a door leading into the:

### **DINING ROOM**

15'1" x 11'5" (4.6 x 3.5)

Exposed wood flooring, UPVC double glazed bay window onto front elevation, attractive fireplace with tiled path and wood mantle and an archway leading into the:

### **LIVING ROOM**

28'6" x 15'5" (8.7 x 4.7)

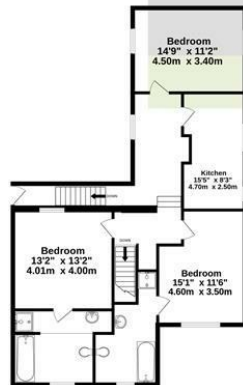
A mixture of tiled and oak flooring, UPVC windows onto front and rear elevations, with the rear offering excellent views over the gardens and beyond, UPVC glazed patio doors onto rear and front elevations, exposed ceiling timbers and a Velux roof light, an inglenook fireplace housing a multifuel burner with exposed bricks surround and heavy oak beam above, a door from the living room leads into the:



Ground Floor  
1587 sq.ft. (147.5 sq.m.) approx.



1st Floor  
1048 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2635 sq.ft. (244.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### OFFICE

15'5" x 11'1" (4.7 x 3.4)

A continuation of tiled and wood flooring, UPVC windows onto rear and side elevation with a traditional wooden door leading out onto the side elevation and a further door leading into a:

#### CLOAKROOM

Tiled flooring, opaque UPVC double glazed windows onto side elevation, a low flush WC, a pedestal hand basin with H&C mixer tap above and a triton hot water heater.

#### KITCHEN

15'5" x 14'9" (4.7 x 4.5)

A selection of base and wall units, incorporating a ceramic Belfast sink set into a wooden draining area, partly exposed brick walls, planned spaces for appliances and a classic 90 traditionally styled electric oven (available by separate negotiation), granite effect worktops, (appliances available by separate negotiation), a door leading into a pantry and an archway leading through from the kitchen into the:

#### UTILITY ROOM/BOOT ROOM

15'1" x 11'1" (4.6 x 3.4)

A selection of base and wall units with wood effect roll topped work surfaces and a Belfast sink, UPVC double glazed windows onto dual aspects and a UPVC door with glazed panel onto side elevation and further onto the gardens, the Utility Room also houses a Worcester Bosch oil fired central heating boiler and the walls are partly exposed brick with a recessed storage area.

#### GROUND FLOOR BEDROOM

16'2" x 11'4" (4.94 x 3.46)

Exposed wooden flooring, two double UPVC glazed windows onto side elevation and a fireplace with tiled half and decorative wooden surround.

#### GROUND FLOOR SHOWER ROOM

An opaque UPVC double glazed window onto front elevation, fully metro tiled walls and a bathroom suite to include low flush WC, pedestal hand basin with (H&C) separate taps, walk in shower with Mira eclectic shower above with recessed shelving in the shower and a radiator/ heated towel rail and a extractor fan.



#### FIRST FLOOR LANDING

Fitted carpets as laid, useful landing nook ideal for storage and stairs leading down into the:

#### LOWER LANDING AREA

Fitted carpets as laid, UPVC double glazed windows onto side elevation and inspection hatch into loft space, ideal for potential landing study, further stairs leading down to a rear door with is UPVC with a matwell and three double glazed UPVC windows onto rear elevation.

#### BEDROOM ONE

13'1" x 13'1" (4.01 x 4.0)

Fitted carpet as laid, UPVC double glazed window onto side elevation and a door into the:

#### EN SUITE/ BATHROOM

Aqua boarded wood affect floor, UPVC double glazed window onto side elevation and a bathroom suite to include, bath with (H&C) mixer tap above and shower attachment, low flush WC, pedestal hand basin with separate (H&C) taps and a walk-in shower cubicle with Triton electric shower.

#### BEDROOM TWO

15'1" x 11'5" (4.60 x 3.50)

Fitted carpet as laid, UPVC double glazed window onto side elevation and a door into the en-suite bath/shower room and also has an inspection hatch to loft space.

#### BATH/SHOWER ROOM

Marble affect vinyl flooring, UPVC window onto side elevation, bathroom suite to include, bath with separate (H&C) taps, pedestal hand basin, low flush WC and walk-in shower cubicle with triton electric shower above, it also has a recessed storage cupboard.

#### BEDROOM THREE

14'9" x 11'1" (4.50 x 3.40)

Fitted carpet as laid, UPVC double glazed window onto dual aspects.



### FIRST FLOOR KITCHEN

15'5" x 11'5" (4.70 x 3.50)

Wood effect laminate flooring, two UPVC double glazed window onto side elevation, a selection of base and wall units with roll topped work surfaces above, planned space for appliances, tiled splashbacks/extractor fan, recessed storage area/pantry and further shelving and it has a stainless steel sink with (H&C) mixer tap above with drainage area on the side. (appliances available by separate negotiation)

### OUTSIDE

The property is approached through double six bar wooden gates onto a tarmac driveway offering space for parking and manoeuvring for a number of vehicles.

### FRONT GARDENS

Predominately laid to lawn interspersed with a number of mature trees/shrubs and hedges, to the front of the property there is an attractive and extensive patio area offering ideal space for outdoor entertainment/ dining area, a paved walkway leading around the side to the rear of the property.

### REAR GARDENS

A further paved patio offering more space for outdoor entertaining, raised decking area, a larger than average greenhouse with a further standard sized greenhouse, and a brick built shed, an established orchard with a number of soft fruit trees and a various vegetable growing beds. The rear gardens also contain two stables of timber construction with attached timber tack room.

### LAND

Further to the rear of the property is an extensive grass area measuring approximately 2 acres and offering excellent potential of use as a paddock or for the installation of equestrian facilities (LA consent permitting). The land culminates in an area of woodland containing a small pond.

### STUDIO

Tiled flooring, double glazed windows run the length of the front aspect with a wooden entrance door, power, light and water laid on. An extensive selection of shelving and racking incorporating a Belfast sink with taps and water heater over.

### SERVICES

We understand that the property has the benefit of electricity, mains water & drainage.

### TENURE

The property is said to be of freehold of tenure and vacant possession will be given on completion of the purchase.

### LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

### COUNCIL TAX

Due to the property formerly comprising two separate dwellings, it remains liable for two council tax payments, these within band B and D.

### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

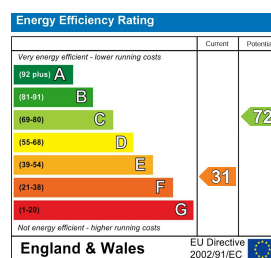
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

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