



FOR SALE

Asking Price £695,000

## Gwalia House Oswestry Road, Overton, Wrexham, LL13 0LG

An imposing and substantial Grade II listed traditional farmhouse offering some scope for selective modernisation, situated within ground extending to approximately 0.63 acres and boasting a wealth of original features, a range of versatile outbuildings, and excellent unspoilt views of the local landscape, located in a delightful rural setting within easy reach of amenities.







- **Imposing Traditional Farmhouse**
- **Scope for Modernisation**
- **Wealth of Traditional Features**
- **Ground Ext to approx 0.63 acres**
- **Chapel**
- **Outbuildings**

## DESCRIPTION

Halls are delighted with instructions to offer Gwalia House, Overton on Dee for sale by private treaty.

Gwalia House is an imposing and substantial Grade II listed traditional farmhouse offering some scope for selective modernisation, situated within ground extending to approximately 0.63 acres and boasting a wealth of original features, a range of versatile outbuildings, and excellent unspoilt views of the local landscape, located in a delightful rural setting within easy reach of amenities.

The property, which underwent thorough renovation works in 2016 but could benefit from some selective modernisation, currently comprises, on the ground floor, a Reception Hall, Dining Room, Living Room, Study, and Kitchen/Breakfast Room, together with, to the upper floors, six Bedrooms (two of which enjoy En-Suites and one enjoying a Dressing Room), and a Family Bathroom.

The property also offers a cellar.

Externally, the property is contained within grounds extending to approximately 0.63 acres, or thereabouts, these comprising, briefly, ample driveway parking, areas of lawn, a number of vegetable patches, an elevated patio area with fish pond, a further patio area, and multiple animal enclosures.

The property also benefits from an array of versatile outbuildings, most notably a particularly attractive Chapel which was constructed in 2021 and which could be utilised for a number of usages (PP permitting), but also a row of original brick-built Pigs Cotes, a lean-to/carport, and a number of timber storage sheds.

The sale of Gwalia House does, therefore, offer the decidedly rare opportunity for purchasers to acquire a substantial, Grade II listed farmhouse of particular charm set within ample gardens and benefitting from a range of outbuildings, situated in a delightful rural setting.

## THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a wooden reception door with traditionally style door knocker into a:

### RECEPTION HALL

Exposed wood flooring, exposed ceiling timbers, carpeted stairs rising though to the first floor and a door in to the:

### LIVING ROOM

20'11" x 15'5"

Fitted carpet as laid, particularly impressive Inglenook fireplace with exposed brick surround and heavy wooden beam over housing a log burner, single glazed sash windows on to front elevation, exposed ceiling and wall timbers.

### DINING ROOM

14'1" x 13'9"

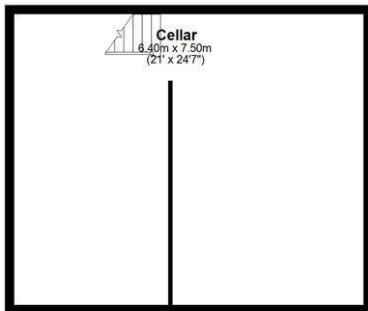
Exposed wooden flooring, single glazed sash windows on to front elevation, exposed ceiling timbers, traditionally styled fireplace with wooden surround and stone hearth below.

### STUDY

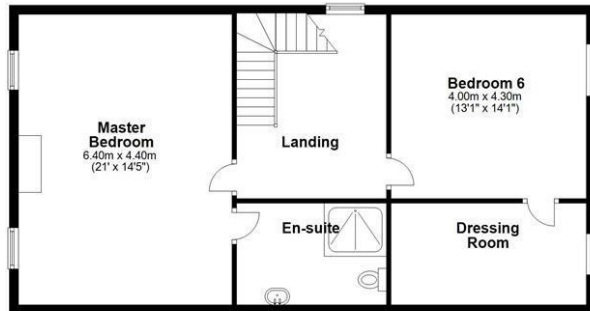
Fitted carpets as laid, double glazed windows on to rear elevation and a continuation of the exposed ceiling timbers.



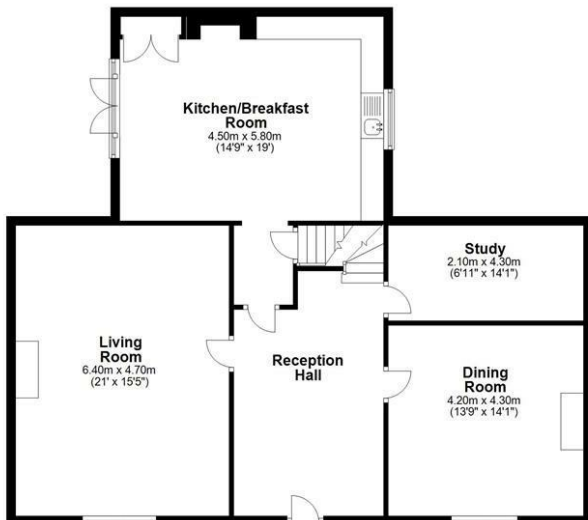
**Cellar**  
Approx. 49.2 sq. metres (529.8 sq. feet)



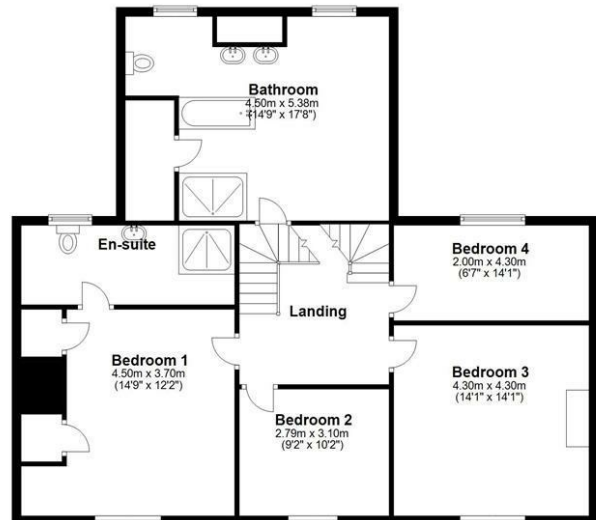
**Second Floor**  
Approx. 77.7 sq. metres (835.8 sq. feet)



**Ground Floor**  
Approx. 106.7 sq. metres (1148.3 sq. feet)



**First Floor**  
Approx. 106.6 sq. metres (1147.4 sq. feet)



Total area: approx. 340.1 sq. metres (3661.3 sq. feet)  
**Gwalia House**

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.





2 Reception Room/s



6 Bedroom/s



3 Bath/Shower Room/s



#### KITCHEN/DINING ROOM

19'0" x 14'9"

A selection of base and wall units, tiled splash, UPVC double glazed window onto side elevation with double glazed patio doors leading out on to the patio area beyond with glazed panelling to either side, tiled flooring, Inglenook housing a Rayburn solid fuel cooker, freestanding gas fired cooker with electric ovens below with five ring hob above and extractor fan over, marble effect worktops, wooden steps from the kitchen lead down to the:

#### CELLAR

24'7" x 20'11"

Traditional tiled and brick flooring, brick walls and a selection of traditional cold shelves.

#### FIRST FLOOR LANDING

Fitted carpet as laid, double glazed window to rear elevation and a door in to the:

#### FIRST FLOOR BATHROOM

A mixture of fitted carpet and tiled flooring, two double glazed windows on to rear elevation and a bathroom suite to include his & hers sinks (H&C) above set into a vanity unit with storage below, low flush WC, bath with shelving to one end (H&C) mixer taps above, exposed ceiling timbers and selection of shelving, shower with walk-in shower cubicle and two heated towel rails. A further door into extra storage space housing the hot water cylinder.

#### BEDROOM ONE

14'9" x 12'1"

Fitted carpet as laid, single glazed sash window on to front elevation, multi-fuel burner with slate hearth, exposed ceiling timbers, recessed storage cupboards and door leading into the:

#### EN SUITE BATHROOM

Fitted carpet as laid, double glazed window to rear elevation, slatted shelving to provide storage space and a bathroom suite to include corner jacuzzi bath with (H&C) mixer tap above, vanity hand basin (H&C) and low flush WC.

#### BEDROOM TWO

14'1" x 13'1"

Fitted carpet as laid, single glazed sash window on to front elevation and exposed ceiling timbers.



#### BEDROOM THREE

14'1" x 14'1"

Fitted carpet as laid, single glazed sash window to front elevation, exposed ceiling timbers, fireplace with wood surround and stone hearth.

#### BEDROOM FOUR

14'1" x 6'6"

Fitted carpet as laid, double glazed window on to rear elevation and exposed ceiling timbers.

#### MASTER BEDROOM

20'11" x 14'5"

Two double glazed windows on to side elevation, exposed brick fireplace with stone hearth and wooden mantle over and a door leading to the:

#### EN SUITE SHOWER ROOM

Tiled flooring, exposed ceiling timbers, extractor fan, walk-in shower cubicle with tiled surround and mains fed shower, low flush WC, vanity hand basin with (H&C) with storage below.

#### BEDROOM SIX

14'1" x 13'1"

Exposed ceiling timbers, double glazed doors onto Juliette balcony looking toward side elevation, inspection hatch to loft space and a door in to:

#### DRESSING ROOM

A continuation of the exposed wood flooring, exposed ceiling timbers, double glazed window on to side elevation (possibly suitable for conversion to En Suite).

#### OUTSIDE

The property is approached over a gravelled driveway offering space for the parking and manoeuvring of a number of vehicles and leading on to an elevated patio area housing a pond with tiled surround, and the recently installed Worcester Bosch oil fired boiler; the gravelled area leads on to an area of traditional cobbles with the original well and winching mechanism and further on to the original brick-built pigs cotes.



#### **FRONT GARDENS**

The front gardens have a separate pedestrian access along an attractive traditional cobbled walkway leading on to an area of shaped lawn ideal for outdoor entertaining etc. The remainder of the front gardens offer substantial areas of lawn also having two greenhouses and, to the farthest end, a pen currently utilised to house turkeys and a further timber shed. This area now has a number of soft fruit trees and a further timber structure.

#### **PIG COTES**

Brick construction, three separate holding areas and a further covered area ideal for storage etc, original drinkers, wooden doors with pig cotes backing on to a fenced area currently serving as a chicken coup but ideal for further storage etc.

#### **CHAPEL**

A most notable feature of the property and designed with the oversight of an experienced ecological architect. Constructed of straw bale walls with lime render over and a reciprocal frame roof culminating in a glazed light well, with Welsh slate floor beneath and oak windows. The building was commissioned as, and remains utilised as, a place of worship and represents a calm and tranquil to enjoy respite from the outside world. The structure would lend itself easily to a number of further usages (LA consent permitting).

#### **REAR GARDEN**

Comprising an area of shaped lawn, housing a number of timber structures and leading on to an area currently used as a duck enclosure with a small pond.

#### **SERVICES**

We understand that the property is served by mains electricity and water. The heating is oil fired and drainage is to private system.

#### **TENURE**

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

#### **LOCAL AUTHORITY & COUNCIL TAX**

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY. The property is in Band 'G' on the Wrexham County Borough Council Register.



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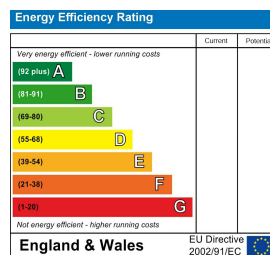
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 622 602

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