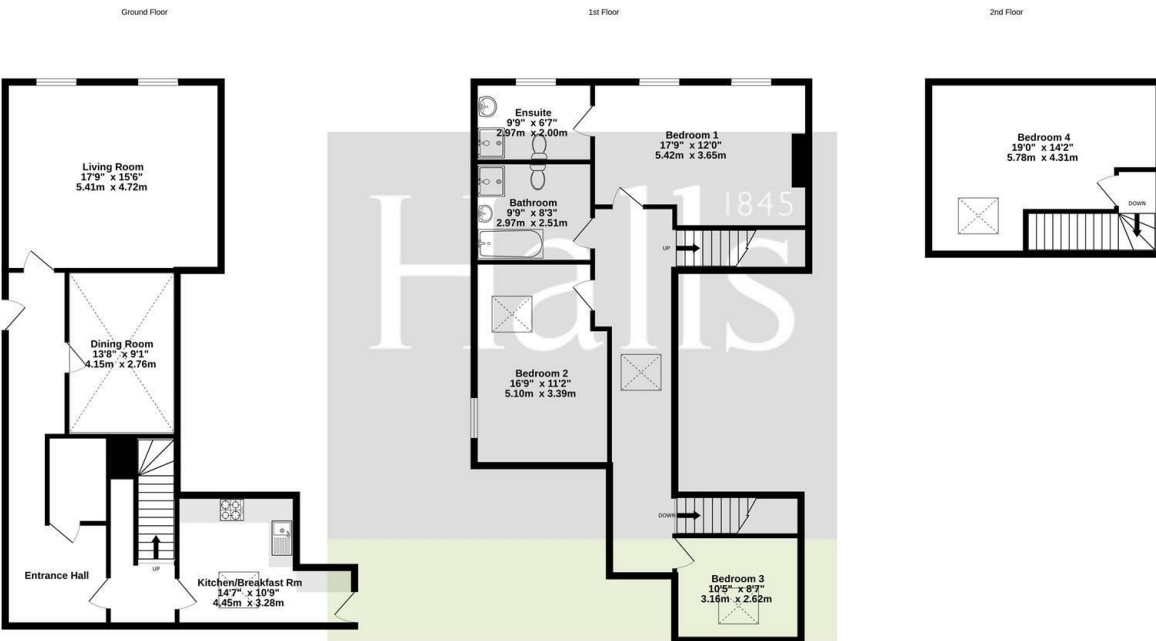


FOR SALE

Ransome House, The Great Hall, Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LA



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. Made with Metropix ©2023



FOR SALE

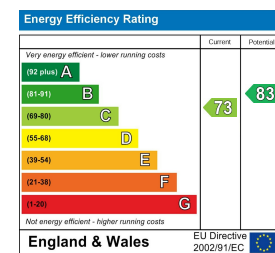
Offers In The Region Of £349,995

Ransome House, The Great Hall, Wynnstay Hall Estate, Ruabon, Wrexham

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

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




Ellesmere Sales The Square, Ellesmere, Shropshire, SY12 0AW E: ellesmere@hallsgb.com



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Ruabon (1.5 miles), Wrexham (6.5 miles), Ellesmere (11 miles), Chester (18 miles) and Shrewsbury (27 miles).  
 (All distances approximate).

 1 Reception Room/s  
 4 Bedroom/s  
 2 Bath/Shower Room/s



- Deceptively Spacious
- Master With En-Suite
- Well Presented with Original Features
- Allocated Parking
- Access to Approx 27 Acres of Grounds
- Wynnstay Hall Estate

**DESCRIPTION**

Halls are delighted with instruction to offer Ransome House for sale by private treaty.

Ransome House is a deceptively spacious four-bedroom Grade II listed period country property benefitting from generous internal accommodation situated over three well-designed floors, charming original features, and an allocated parking space, situated within the renowned Wynnstay Hall Estate close to the popular village of Ruabon.

The property, which is well presented and offers a surprising amount of internal accommodation, currently comprises, on the ground floor, an Entrance Hall, Living Room, Dining Room, and Kitchen/Breakfast Room, together with, on the first floor, three Bedrooms (the master having an En Suite Shower Room) and a family Bathroom, accompanied by a further second floor Bedroom.

Externally the property is accompanied by an allocated parking space which is situated directly in front of the property. Residents would also enjoy use communal grounds, originally designed by "Capability" Brown, which extend to approx 27 acres and briefly contain: open Parkland, Tennis Court, Lake, and a Grade I Listed walled garden.

The sale of Ransome House does, therefore, offer the rare opportunity for purchasers to acquire a substantial four-Bedroom Grade II listed property situated within this most impressive setting yet with easy reach of local amenities.

**SITUATION**

Approached along a magnificent tree lined avenue, the Wynnstay Hall Estate has many unique historic features and is set amidst parkland and Grade I Listed gardens which were originally designed in 1777 by Lancelot "Capability" Brown. Whilst enjoying this exclusive location the property is within motoring distance of the nearby villages of Ruabon (1.5 miles) and Overton-On-Dee (5.5 miles), both of which, have excellent local shopping, recreational and educational facilities. The county towns of Chester (18 miles) and Shrewsbury (27 miles) are both also easily accessible and both have a more comprehensive range of amenities of all kinds.

**THE ACCOMMODATION COMPRISES:**

The property is entered via a communal hallway and further on via a wooden door in to the:

**ENTRANCE HALLWAY**

Tiled flooring, partially exposed stone walls, carpeted stairs to the first floor, a door in to a useful understairs cupboard, and a further door leading in to the:

**LIVING ROOM**

17'8" x 15'5" (5.41 x 4.72)  
 Fitted carpet as laid, two double glazed sash windows on to front elevation allowing lovely views over the parkland beyond.

**DINING ROOM**

13'7" x 8'11" (4.16 x 2.74)  
 Wood effect laminate flooring, partially exposed stone walls and a glazed ceiling allowing a wealth of light and unexpected views of this historic building.

**KITCHEN/BREAKFAST ROOM**

10'8" x 8'11" (max) (3.27 x 2.74 (max))  
 Wood effect laminate flooring, a skylight, and a further door (allowing residents access for meter reading). A selection of base and wall units with marble effect work surfaces, inset stainless steel sink with draining area to one side and (H&C) mixer tap above, inset four ring electric hob with Bosch electric oven below and an AEG extractor fan along with an integrated Caple dishwasher and integrated fridge/freezer.

**FIRST FLOOR LANDING**

Fitted carpet as laid, a skylight and further carpeted stairs rising to the second floor.

**MASTER BEDROOM**

17'8" x 11'11" (max) (5.41 x 3.65 (max))  
 Two double glazed sash windows on to front elevation, fitted carpet as laid and a door in to a useful storage cupboard containing a clothes rail, with a further door in to the:

**EN SUITE SHOWER ROOM**

Tiled floors, opaque sash windows on to front elevation and a bathroom suite to include low flush WC, pedestal hand basin (H&C) mixer tap and shower cubicle with fully tiled surround and a mains fed shower.

**BEDROOM TWO**

16'8" x 11'1" (max) (5.10 x 3.40 (max))  
 Fitted carpet as laid, double glazed window on to rear elevation, a ceiling light and access hatch in to loft space.

**BEDROOM THREE**

10'4" x 8'6" (3.17 x 2.61)  
 A continuation of the fitted carpet as laid, skylight and exposed ceiling timbers.

**FAMILY BATHROOM**

Tiled flooring, predominantly tiled walls and a bathroom suite to include low flush WC, shower cubicle with mains fed shower, pedestal hand basin (H&C) mixer tap and bath with (H&C) mixer tap and shower attachment.

Carpeted stairs rise from the landing to the:

**BEDROOM FOUR**

18'11" x 14'1" (max) (5.79 x 4.31 (max))  
 Fitted carpet as laid, two skylights, a wealth of exposed wall and ceiling timbers and a mid height door allowing access in to eaves storage.

**OUTSIDE**

The property enjoys one allocated parking space situated directly in front of Ransome House, with further communal parking available close by.

Residents would have access to approx 27 acres grounds belonging to Wynnstay Hall Estate, these designed by the renowned Lancelot "Capability" Brown and briefly comprising open Parkland, Lake, Tennis Court, and Grade I Listed walled Garden.

**SERVICES**

We understand that the property has the benefit of mains water, gas, and electricity. Drainage is to a private, communal system.

**SERVICE CHARGE**

We have been given to understand that there is a Management Charges payable of: £155.56. per month paid to Paramount, and a Ground Rent of: 1 Daffodil per annum.

Insurance is arranged separately by each residence for their own respective property.

**TENURE**

The property is of leasehold tenure. We have been given to understand that the lease had an original term of 999 years, commencing in 2002, on a peppercorn rent.

**LOCAL AUTHORITY**

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000.

**COUNCIL TAX**

The property is in Band 'G' on the Wrexham County Borough Register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.