



# DEE FARM

NEWBRIDGE ROAD | NEWBRIDGE | NR WREXHAM | LL14 3JF









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Wrexham 8 miles | Oswestry 12 miles | Chester 24 miles | Shrewsbury 28 miles

(all mileages are approximate)

## A VERSATILE & WELL-APPOINTED SMALL FARM EXTENDING TO AROUND 28 ACRES IN A PRIVATE SEMI-RURAL LOCATION

Charming detached four-bedroom period farmhouse

Dilapidated cottage with potential for restoration

A range of traditional & modern farm buildings

Extending, in all, to around 28 acres including around 2 acres of woodland and over 3 acres of river frontage

Private semi-rural location at the end of a private drive



Ellesmere Office

The Square, SY12 0AW

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Viewing is strictly by appointment only

## GENERAL REMARKS

Dee Farm is a versatile and well-appointed small farm extending to around 28 acres in a private semi-rural location. The property comprises an attractive, recently refurbished period farmhouse, a range of traditional & modern farm buildings, and land extending, in all, to around 28 acres, situated in a private position at the very end of a long approach drive.

## SITUATION

Dee Farm is situated at the end of a private road in a secluded location enjoying views over the river Dee and the magnificent Cefn Viaduct. The popular village of Chirk (3 miles) provides day to day amenities whilst the larger centres of Wrexham, Oswestry, Chester, and Shrewsbury are easily accessed via the A483 and A5 trunk road.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Moreton Hall, Ellesmere College, Oswestry School and Shrewsbury Schools, as well as the Kings and Queens and Abbeygate College in Chester.

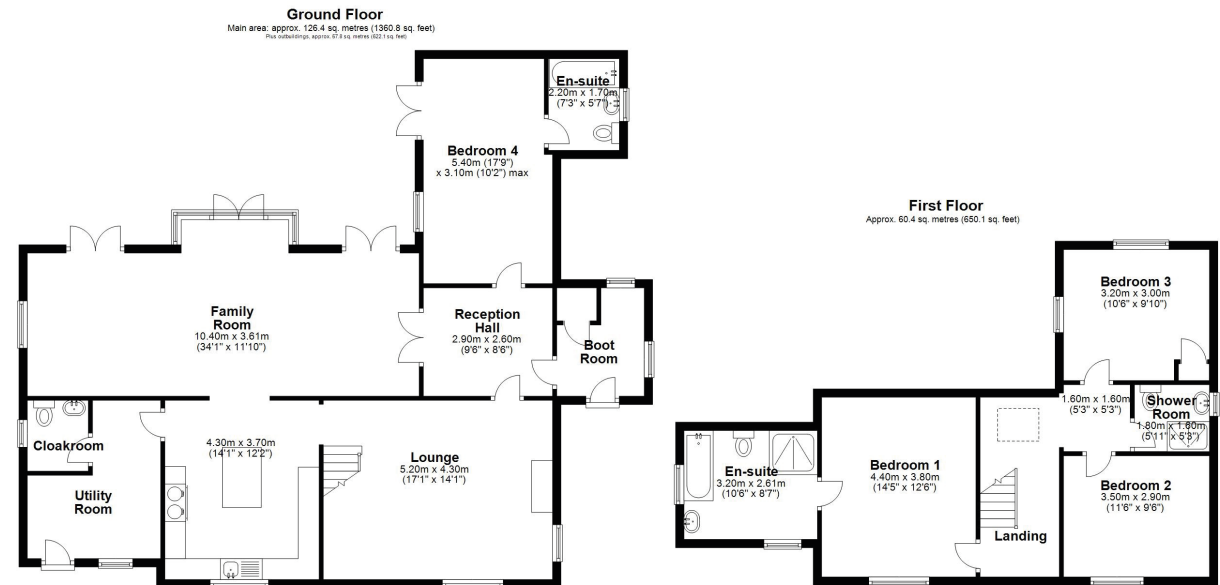
## FARMHOUSE

The farmhouse boasts a wealth of charm and character, extensively refurbished in recent years to now provide an intuitive layout which is well-appointed throughout, including a high-quality kitchen opening through to a modern open plan family/dining room enjoying views over the garden, with two further ground floor reception rooms and a ground floor bedroom (with an en-suite bathroom).

The first floor provides three further bedrooms, the largest of which has a large en-suite bathroom, with the two remaining bedrooms served by a family shower room.

Outside, there is an extensive paved patio area to the rear providing ideal space for outdoor entertaining whilst enjoying views over the gardens and land beyond. There is a traditional orchard area adjacent.

Interestingly, to the opposite side of the access drive, is a derelict former cottage which provides immense potential for restoration (subject to the necessary local authority consents).





## OUTBUILDINGS

Situated immediately adjacent to the farmhouse is a traditional brick and stone outbuilding, part of which is two storey and with a lean-to to the rear and open car port to the fore. This building provides immense potential for a number of alternative usages (subject to the necessary local authority consents).

There is a substantial portal framed, block and Yorkshire boarded loose housing shed set within the centre of the farmyard which is currently utilised for rearing cattle but which offers potential for a number of usages, including American style barn stabling etc.

## LAND

The farmhouse and buildings are surrounded by established grassland, ideally suited for grazing, with gated accesses from the drive and farmyard.

The land includes six principal enclosures bordered by established mature hedges and with considerable frontage on to the river Dee.

There is an area of woodland on the western boundary extending to around 2 acres.

The property extends, in all, to around 28 acres, or thereabouts.

NB. A further circa 9.39 acres of land may be available by separate negotiation, located around 10 miles away.





## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY

## SERVICES

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

## COUNCIL TAX

Council Tax Band 'D'

## DIRECTIONS

What3Words /// showrooms.majority.vine  
From the A483 junction 1, proceed on to the A539 in the direction of Llangollen and at the first roundabout take your second exit on to the B5605 (Park Road) in the direction of Newbridge. Continue on this road for approximately 2 miles, where the access to the private road serving Dee farm will be found on your right-hand side. Continue to the end of this private road where you will find Dee Farm.

## NB

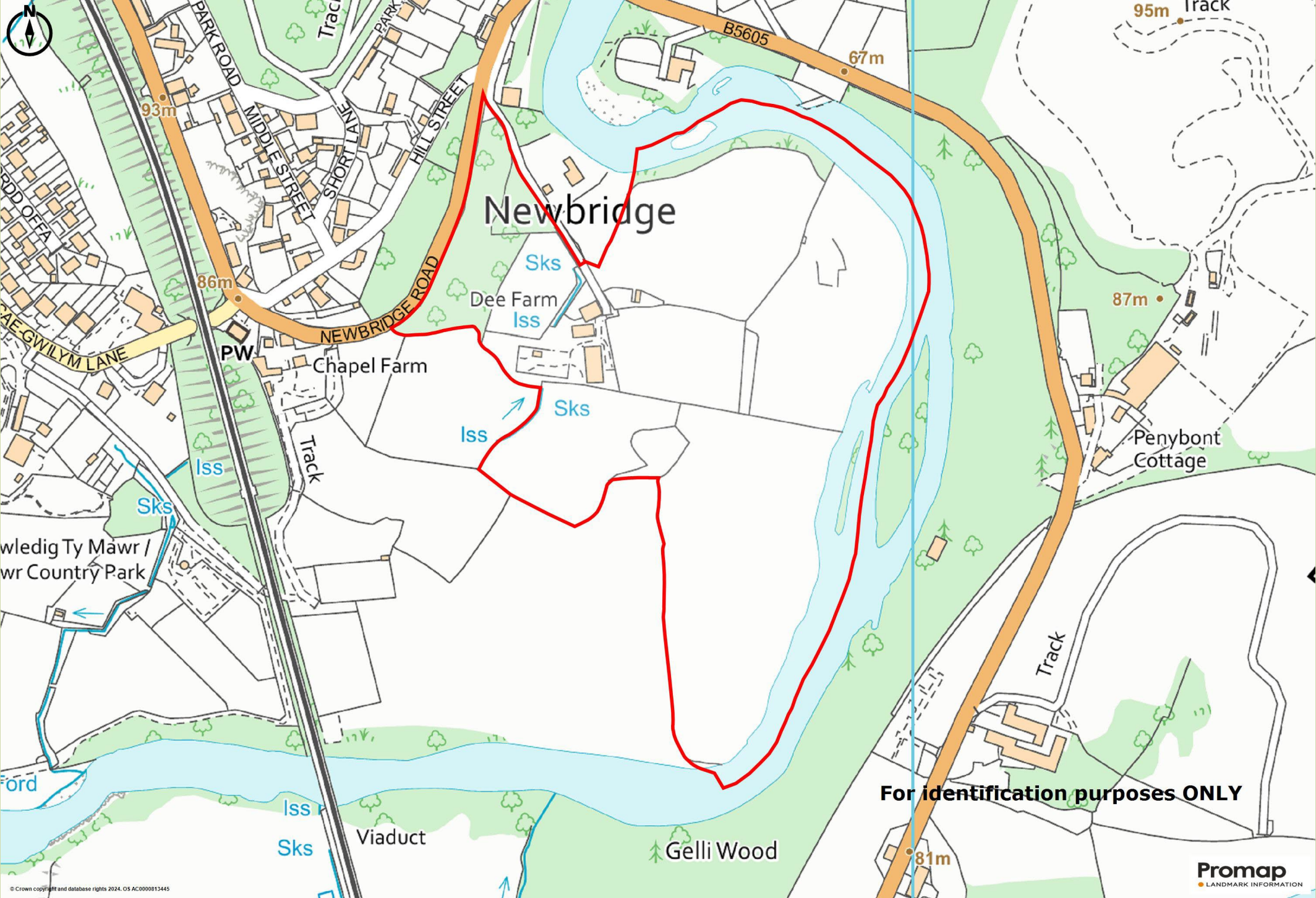
At the time of producing these sale particulars, the B5605 bridge over the river Dee is closed for maintenance works and accessing the property from a southerly direction on the B5605 is not possible. Please approach from the Newbridge direction..



## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.





**For identification purposes ONLY**



