

**FOR SALE**

Offers In The Region Of £645,000

The Poplars Red Hall Lane, Penley, Wrexham, LL13 0NA

A spacious three-bedroom detached country bungalow situated within excellent gardens which extend, in all, to around 1.5 acres, with an array of outbuildings including garaging, workshop, and a two-storey range building, all enviably positioned in a peaceful rural location not far from the popular village of Penley.





- **Substantial Detached Bungalow**
- **Scope for Modernisation**
- **Two Garage**
- **Ext to Approx. 1.5ac**
- **Range of Outbuildings**
- **Rural Yet Convenient Location**

DESCRIPTION

Halls are delighted with instructions to offer The Poplars for sale by private treaty.

The Poplars is a spacious three-bedroom detached country bungalow situated within excellent gardens which extend, in all, to around 1.5 acres, with an array of outbuildings including garaging, workshop, and a two-storey range building, all enviably positioned in a peaceful rural location not far from the popular village of Penley.

Internally, the property offers spacious living accommodation with scope for selective modernisation in some areas which, at present, comprises an Entrance Hall, Kitchen/Breakfast Room, Utility/Boot Room, Cloakroom, Living/Dining Room, Lounge, and Office, together with three Bedrooms and a family Bathroom.

Externally, the property is positioned within very generously proportioned gardens which extend, in all, to around 1.5 acres, or thereabouts, this predominantly situated to the rear of the property and featuring a well maintained and expansive lawn interspersed with established trees and floral beds, alongside an attractive paved patio which provides an ideal space for outdoor dining and entertaining.

Unusually the property is also complimented by a range of outbuildings, these briefly comprising two single Garages, a Workshop, a storage Shed, and, most notably a two-storey former Range Building with excellent scope for conversion (LA consent permitting), all positioned around a concrete yard.

The sale of The Poplars does, therefore, provide the very rare opportunity for purchasers to acquire a substantial three-bedroom country bungalow situated within generous and well maintained gardens, alongside a range of outbuildings in this peaceful but convenient location.

SITUATION

The Poplars is located in a rural yet convenient location on the border of England and Wales, just outside the popular village of Penley, which boasts a number of amenities, including Village Shop, Village Hall, and the noted Maelor School. The property lies approximately 3 miles from the lakeland town of Ellesmere, which offers a more comprehensive range of facilities of all kinds, such as Supermarket, Doctors Surgery, and a range of independent shops, whilst also providing a further range of educational establishment, to include the illustrious Ellesmere College and Lakelands Academy. The county centres of Shrewsbury, Wrexham and Chester all sit within reasonable commuting distance.

W3W

///flips.oxidation.examine

THE ACCOMMODATION COMPRISES:

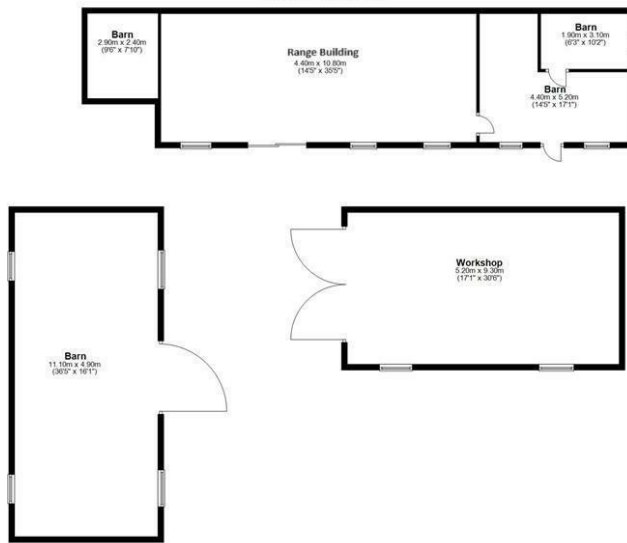
The property is entered via a wooden door with decorative glazed panel into an:

ENTRANCE HALL

Fitted carpet as laid, doors leading in to two separate storage cupboards, both of which contain a selection of shelving and one of which contains the hot water cylinder, with a door leading in to the:



Outbuildings
Approx. 150.6 sq. metres (1595.6 sq. feet)



Ground Floor
Approx. 198.0 sq. metres (2131.3 sq. feet)



Total area: approx. 378.9 sq. metres (4077.9 sq. feet)
The Poplars

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



3 Bedroom/s



1 Bath/Shower Room/s



KITCHEN/BREAKFAST ROOM

15'1" x 11'1"

Glazing on to front elevation, tiled flooring, and a fitted kitchen to comprise: a selection of base and wall units with work surfaces over, four ring Neff electric hob with matching eye level Neff oven and grill, with inset stainless steel sink with draining are to one side, tiled splashbacks and a door leading in to a Pantry (which has a window on to front elevation and a selection of shelving), a door from the Kitchen leads in to the:

UTILITY/BOOT ROOM

Tiled flooring, glazing on to side aspect, door leading out to front, a selection of base and wall units with roll topped work surfaces and inset sink with (H&C) above, planned space for appliances and a further door leading in to a:

CLOAKROOM

Tiled flooring, opaque window on to side elevation, low flush WC and wall mounted hand basin.

LIVING/DINING ROOM

25'7" x 15'1"

Fitted carpet as laid, UPVC double glazed window on to side elevation with fully glazed larger than average patio UPVC doors offering wonderful views over the expansive and well manicured gardens beyond, with an open fire set on to tiled hearth with tiled surround and beam over, flanked to either side by presentation shelving, a planned archway leading through to the dining area with ample space for a dining table.

LOUNGE

19'4" x 12'9"

Fitted carpet as laid, glazing on to front aspect, fully glazed UPVC patio doors leading out on to patio area and garden beyond with living flame effect electric heater set in to raised tiled hearth with tiling above.

OFFICE

8'2" x 7'2"

Fitted carpet as laid, window on to rear elevation and a selection of wall mounted shelving,

BEDROOM ONE

15'5" x 13'1"

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM TWO

15'1" x 13'1"

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM THREE

11'9" x 5'10"

Fitted carpet as laid, glazing with secondary casement on to front elevation and a selection of integrated shelving and wardrobe space.

FAMILY BATHROOM

Wood effect vinyl flooring, opaque glazing to front elevation and a bathroom suite to comprise: panelled bath with (H&C), low flush WC, pedestal hand basin, partly tiled walls and a walk in shower cubicle with fully tiled surround housing the electric Triton shower.

OUTSIDE

The property is approached through double opening mid height metal gates set within brick built pillars on to an expansive concrete yard with ample space for the parking an manoeuvring of a number of vehicles.

The driveway leads on to two single Garages which adjoin the property and both of which have concrete floors, glazing to the rear and with power and light laid on. This flanked to one side by an area of shaped lawn bordered by mature floral beds with a number of gate ways giving access to the:



GARDENS

A particularly notable feature of the property and extending, in all, to around 1.5 acres, or thereabouts whilst bordering open countryside to one side. Directly to the rear of the property is a substantial paved patio area which provides an ideal space for dining and entertaining whilst enjoying the serenity of the rural location, this leading on to a substantial area of lawn interspersed by well manicured floral and herbaceous beds with a variety of mature trees situated throughout the gardens, most notably a line of poplars alongside an established hedge on the eastern boundary. A portion of the lawned area is at present fenced off for use as a chicken coup.

The garden may offer scope for division to provide a paddock area for the grazing of a variety of animals.

The property is complimented by a number of outbuildings:

TWO-STOREY RANGE BUILDING

A particularly attractive traditional brick built farm building which, at present, offers concrete floors, an array of traditional features, predominantly situated over two floors with, to one end, an adjoining single storey unit currently utilised for log storage.

This building in particular offers excellent scope for conversion (LA consent permitting) in to a variety of onward usages be that home office, home gym, dependant living or Air BnB accommodation and has power and light laid on.

WORKSHOP

Situated to the east of the plot and with access given directly off the courtyard of predominantly breeze block construction with a large front access door, concrete floors, a further particularly versatile building with scope for a variety of onwards usages.

STORAGE SHED

Situated on the western perimeter of the property with a metal farm style gate set within hedging offering access on to this small yard type set up, which contains the shed which is predominantly of block and metal construction with full height double opening doors making it an ideal space for vehicular or machinery storage.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a 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 County Borough Council, Guildhall, Wrexham LL11 1AY.

The property is in Council Tax band 'G'.

VIEWINGS

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

FOR SALE

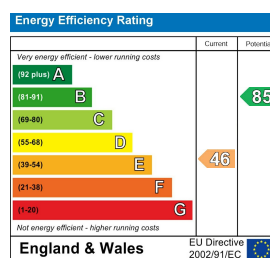
The Poplars Red Hall Lane, Penley, Wrexham, LL13 0NA



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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.