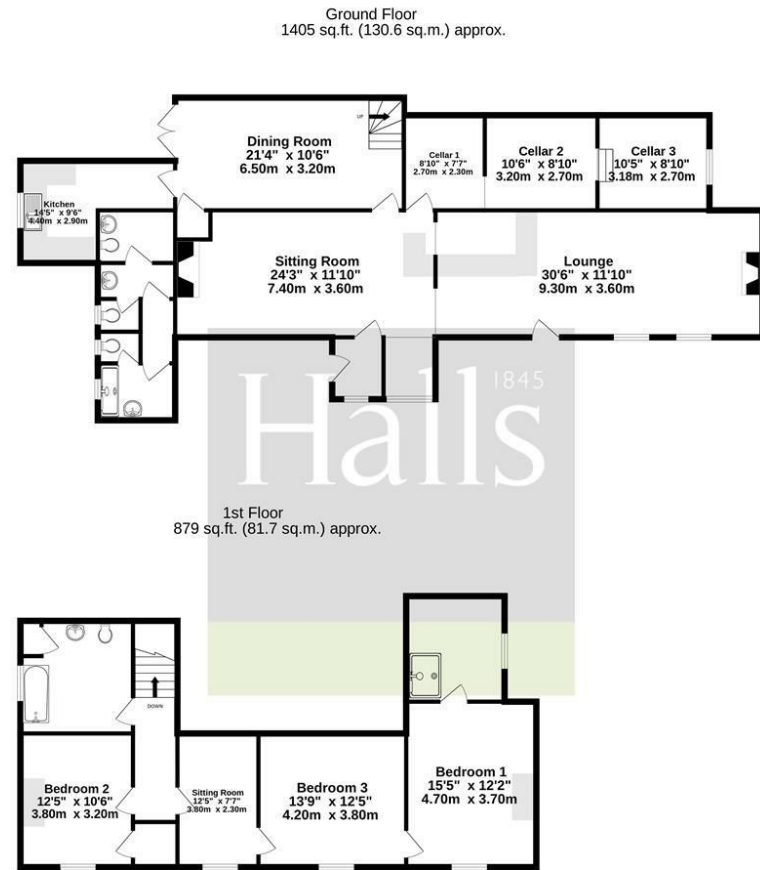


FOR SALE

Black Lion House Park Road, Newbridge, Wrexham, Clwyd, LL14 3YS



TOTAL FLOOR AREA: 2285 sq.ft. (212.3 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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FOR SALE

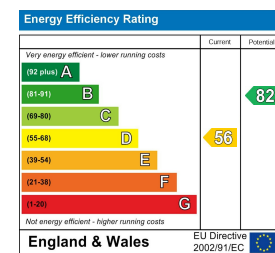
Offers in the region of £325,000

Black Lion House Park Road, Newbridge, Wrexham, Clwyd, LL14 3YS

**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



A characterful and deceptively spacious converted period public house believed to date back to the 1800's, boasting well presented internal accommodation, ample parking and garage, and Planning Permission for the erection of a further single residential dwelling, situated in an elevated edge of village location enjoying excellent views.



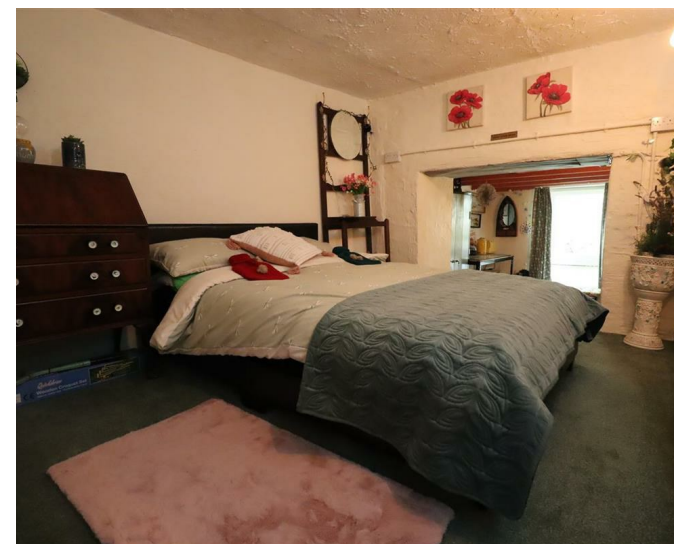
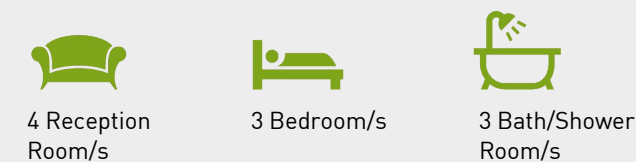
01691 622 602

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



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Ruabon (2 miles), Llangollen (5 miles), Wrexham (7 miles) and Chester (21 miles).  
(All distances approximate)



- **Converted Public House**
- **Generous Internal Accommodation**
- **Attractive Garden**
- **PP for Further Residential Dwelling**
- **Excellent Views**
- **Edge of Village Location**

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

Black Lion House is a characterful and deceptively spacious converted period public house believed to date back to the 1800's, boasting well presented internal accommodation, ample parking and garage, and Planning Permission for the erection of a further single residential dwelling, situated in an elevated edge of village location enjoying excellent views.

Internally, the property has been much improved since its initial conversion and now comprises a wealth of internal accommodation to briefly include, on the ground floor, a Porch, Sitting Room, Lounge, Kitchen, Dining Room, a number of Cloakrooms, a Shower Room, and three Cellar Rooms (these currently utilised as further living space) with, to the first floor, two Bedrooms (one of which boasts an en-suite Shower Room), a landing Bedroom, and a Sitting Room, along with a Family Bathroom.

Externally, the property is complimented by gardens situated to the side of the building which briefly comprise an area of lawn, a raised patio area which offers an ideal space for outdoor dining and entertaining, and a substantial timber garden storage shed.

The property also includes the former pub car park which, most unusually, benefits from Outline Planning Permission (approved on 5th March 2021) for the "construction of 1 .No dwelling (all matters reserved except for access and parking)". Full details of this application can be downloaded from the Wrexham Council planning portal using the Planning Application no. P/2020/0843.

The sale of Black Lion House does, therefore, offer the decidedly rare opportunity for purchasers to acquire an attractively converted former public house benefitting from generous internal accommodation, well maintained gardens, and outline planning for the erection of a further single residential dwelling, situated in a convenient edge of village location.

**THE ACCOMMODATION COMPRISES:**

A front entrance door opening in to:

**FRONT ENTRANCE PORCH**  
Matwell and secondary front entrance door.

**LOUNGE**  
30'6" x 11'9" (9.30 x 3.60)  
Attractive fireplace with inset multi-fuel burning stove, windows to front elevation, fitted carpet as laid, exposed ceiling timbers and bar to one corner.

**SITTING ROOM**  
24'3" x 11'9" (7.40 x 3.60)  
With a continuation of the fitted carpet as laid, recessed Snug/Dining Area with UPVC double glazed window onto front elevation, attractive wood-burning stove set into exposed brick inglenook with exposed brick hearth, and a continuation of the exposed ceiling timbers.

**INNER HALL**  
Fitted carpet as laid and door in to:

**GROUND FLOOR SHOWER ROOM**  
Pedestal hand basin (H&C) walk-in shower with shower mixer, low flush WC and opaque glazed window to side elevation.

**DOWNSTAIRS CLOAKROOM**  
Pedestal hand basin (H&C), low flush WC, sink unit (H&C) and door in to a former WC now utilised for storage.

**CELLAR ROOM ONE**  
8'10" x 7'6" (2.70 x 2.30)  
Formerly the cellar to the Public House and currently used as two Bedrooms and a Kitchen Area but potential for a number of usages.  
Fitted carpet as laid and steps leading to further:

**CELLAR ROOM TWO**  
10'5" x 8'10" (3.20 x 2.70)  
Fitted carpet as laid and steps leading down to a Kitchen Area

**CELLAR ROOM THREE**  
10'5" x 8'10" (3.18 x 2.70)  
Vinyl covered floor, UPVC double glazed window to side elevation, and a selection of shelving with sink and plumbing.

**N.B.**  
The Cellar Rooms offer potential (PP Permitting) to become ideal accommodation for a teenager's 'pad' or similar.

**DINING ROOM**  
21'3" x 10'5" (6.50 x 3.20)  
Vinyl covered flooring, staircase to first floor, UPVC double opening doors leading out to the rear and a door in to a recessed storage cupboard.

**KITCHEN**  
14'5" x 9'6" (max) (4.40 x 2.90 (max))  
Comprising a one and half bowl sink unit (H&C) with swan neck mixer tap, a range of roll topped work surface areas, base units incorporating cupboards and drawers, matching eye level cupboards, planned space for an upright fridge freezer, planned space for a cooking range with extractor fan over and double glazed window to side elevation.

**FIRST FLOOR LANDING AREA**  
Fitted carpet as laid.

**FAMILY BATHROOM**  
A white bathroom suite including a pedestal hand basin (H&C), low flush WC, panelled bath (H&C) with mixer tap and shower attachment, vinyl covered floor, double glazed opaque window to side elevation and recessed storage cupboard.

**BEDROOM TWO**  
12'5" x 10'5" (3.80 x 3.20)  
Fitted carpet as laid, window to front elevation, exposed ceiling timbers and a door into a recessed wardrobe.

**FIRST FLOOR SITTING ROOM**  
12'5" x 7'6" (3.80 x 2.30)  
Fitted carpet as laid, window to front elevation continuing through to a:

**BEDROOM THREE/LANDING BEDROOM**  
13'9" x 12'5" (4.20 x 3.80)  
Fitted carpet as laid, window to front elevation and a door in to:

**BEDROOM ONE**  
15'5" x 12'1" (4.70 x 3.70)  
Fitted carpet as laid, window to front elevation.

**EN SUITE SHOWER ROOM**  
Walk-in shower cubicle with electric shower, vinyl covered floor and window to side elevation.

**OUTSIDE**  
Immediately opposite the property is a former Pub car park which now provides ample parking space and benefits from Planning Permission as detailed later in these particulars. there is also a SINGLE GARAGE located within the car park.

**GARDENS**  
The gardens are an attractive feature and include a good size lawn to one side of the building with a substantial timber garden shed to one corner. There is a raised sitting area providing ideal space for outdoor entertaining and a raised gravelled area with three vegetable garden beds and a log storage shed. To the opposite side of the building is a small concreted courtyard providing private space and can be accessed from Cellar three which is currently utilised as a living area.

**PLANNING PERMISSION**  
Outline Planning Permission was initially approved on 5th March 2021, and extended in 2024, for the "construction of 1 .No dwelling (all matters reserved except for access and parking)". Full details of this application can be downloaded from the Wrexham Council planning portal using the Planning Application no. P/2020/0843.

**SERVICES**  
We understand that the property is served by mains Gas, Electric, Water and Drainage.

**TENURE**  
We are advised that the property is of Freehold tenure and vacant possession will be granted upon completion.

**LOCAL AUTHORITY**  
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

**COUNCIL TAX**  
The property is shown as being within band E on the local authority register.

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