

TO LET

Home Farm Pen Y Lan, Ruabon, Wrexham, LL14 6HS

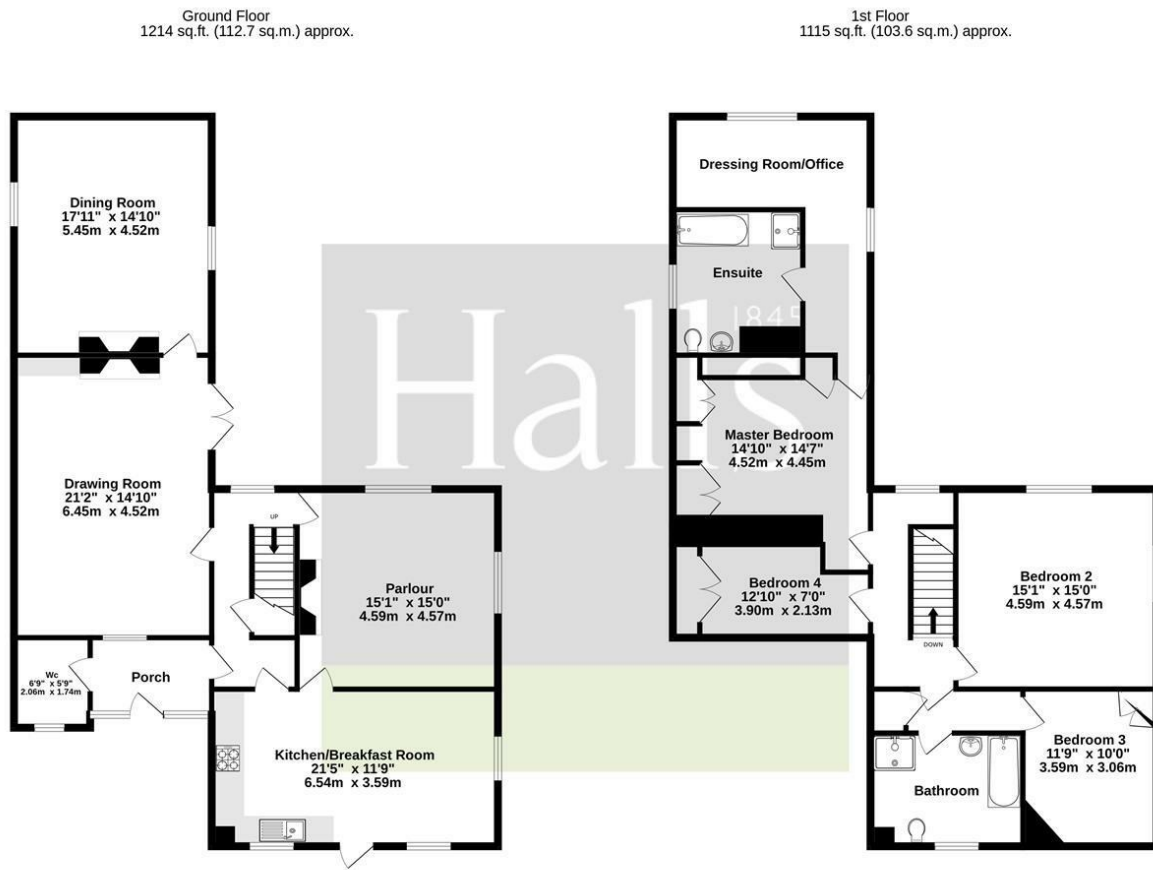


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£2,500 Per Calendar Month

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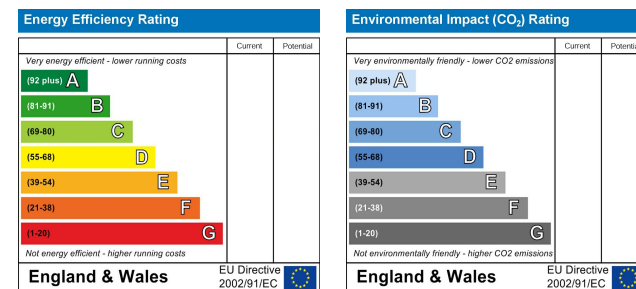
A newly and comprehensively renovated detached period farmhouse which provides a wealth of well presented living accommodation which has been improved to a high standard, positioned within generous gardens which include a versatile outbuilding, peacefully situated in a delightful rural location within the conservation village of Pen Y Lan.



TOTAL FLOOR AREA : 2328 sq.ft. (216.3 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 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.  
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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.



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- Substantial Period Farmhouse
- Freshly Renovated to a High Standard
- Ample Driveway Parking
- Generous Gardens
- Convenient for Wrexham and Chester
- Delightful Rural Location

**DESCRIPTION**

Home Farm enjoys a delightful rural position at the end of a private drive within Pen-Y-Lan, a charming and traditional conservation village situated roughly equidistant between the town of Oswestry and the city of Wrexham. Whilst enjoying all that's best about the Welsh countryside, the property retains convenient access to the village of Ruabon, which provides a range of amenities, with good transport links in place to the wider area.

Nearby Ruabon train station provides an excellent travel link to the country's larger cities, with Manchester, Birmingham, and Liverpool all within reach in around 90 minutes or less, with Chester station allowing arrival in London in under 3 hours.

A number of highly regarded state and private schools are within easy reach, with buses running from the village.

Internally, the property has been lovingly and sympathetically renovated throughout, with the inclusion of handmade wooden kitchens, new bathrooms, and a new electric AGA, to now offer a substantial amount of impeccably presented living accommodation, which comprises, on the ground floor, a Porch/Boot Room, Cloakroom, Inner Hallway, Dining Room, Kitchen/Breakfast Room, and Parlour, together with, to the first floor, a large Master Bedroom with adjoining Dressing Room/Office and En-Suite (with bath and shower), three further Bedrooms, family Bathroom, a large airing cupboard and various further storage cupboards.

Externally, Home Farm sits within generous gardens, with a gate leading onto a newly gravelled driveway which provides ample space for a number of vehicles, this opening onto a substantial area of freshly-seeded lawn. Immediately to the rear of the property, and with access available from the Drawing Room, is a newly installed paved patio area with accompanying lighting, which provides an ideal space for outdoor dining and entertaining with, beyond this, further lawned areas. The far end of the garden may provide opportunities for development into a kitchen/vegetable garden, with ample space for a greenhouse.

The Gardens also feature a particularly versatile brick-built outbuilding which provides excellent external storage.

**THE ACCOMMODATION COMPRISES**

Ground Floor:

- Porch/Boot Room - 2.78m x 2.76m
- Cloakroom - 1.74m x 2.06m
- Inner Hallway -
- Dining Room - 4.59m x 4.57m
- Kitchen/Breakfast Room - 6.54m x 3.59m
- Living Room - 4.52m x 6.45m
- Sitting Room - 4.52m x 5.45m

First Floor:

- Landing -
- Master Bedroom - 4.52m x 4.45m (max)
- Dressing Room/Office - 4.52m x 5.96m (max)
- En-Suite - 2.97m x 3.32m
- Bedroom Two: 4.59m x 4.57m
- Bedroom Three: 3.59m x 3.06m
- Bedroom Four: 3.90m x 2.13m
- Family Bathroom: 3.48m x 2.59m

**N.B.**

A row of Stables/Workshops positioned next to the property may be available for inclusion within the rent. These are currently undergoing maintenance work and are likely to be available in the coming months.

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be due upon application.

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**TERMS**

The property will be offered on an initial twelve month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

**EPC**

An EPC exemption is currently in place for the property

**VIEWINGS**

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

The renovation works are predominately completed but viewers are advised that a small number of jobs are currently being undertaken in order to finalise the refurbishment.

