

**FOR SALE**

Offers in the region of £435,000

Standpipe Cottage Ellesmere Lane, Penley, Wrexham, LL13 0LP

A characterful four-bedroom detached period cottage providing around 2,000 sq ft of sympathetically presented and flexibly arranged living accommodation, alongside generous gardens which extend to approx. 0.23ac and contain a detached garage, enviably situated within the poplar village of Penley.



Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



- Period Property
- Character Features
- Circa 2,000 sq ft of Living Accommodation
- Gardens ext to 0.23ac
- Detached Garage
- Popular Village Location

DESCRIPTION

Halls are delighted with instructions to offer Standpipe Cottage in Penley for sale by private treaty.

Standpipe Cottage is a detached period cottage which provides just under 2,000 sq ft of well presented and flexibly arranged living accommodation which retains a range of character features, all situated across two generously proportioned floors.

The property is enviably situated within particularly generous gardens which extend, in all, to around 0.23ac; with expanses of shaped lawn complemented by a number of attractive seating areas and well stocked floral beds, alongside ample driveway parking for a number of vehicles and a detached Garage/Workshop.

SITUATION

Standpipe Cottage occupies a pleasant position within the heart of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst retaining a convenient proximity to the nearby towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee, continuing for around one mile until a right hand turn leads onto Ellesmere Lane (signposted Penley). Proceed on Ellesmere Road for approximately 2.9 miles where the property will be situated on the left.

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THE PROPERTY

The property is principally accessed from the east into a useful Entrance Porch, ideal for storing boots and coats following walks in the surrounding countryside, this then leading through to an inner Hallway, where stairs rise to the first floor with storage beneath and a door opens into a Study, perfect for those working from home or for use as a further Reception Room.

The Hallway culminates at double-doors which open into a wonderfully welcoming Sitting Room, complete with a bay window which overlooks the front and a range of exposed ceiling timbers, with the room arranged around a partially exposed-stone inglenook which houses a multi-fuel burner. The Sitting Room then gracefully segues through to a Dining Area, again with exposed timbers, which offers possibilities for more formal dining occasions, or for use as a Family Room or similar, and from where patio doors exit into a delightful Garden Room with views to the rear and doors which open onto the same.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



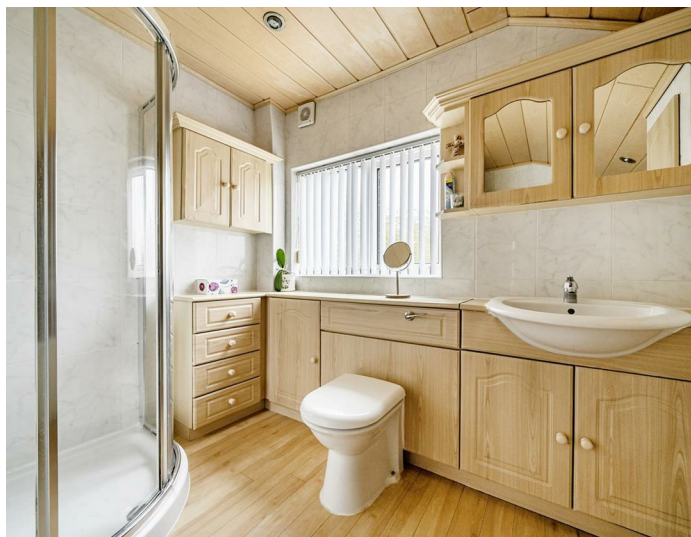
Beyond the Sitting Room is a delightfully open-plan Kitchen/Breakfast Room which extends to almost 8m in length and serves as the heart of this charming home, with a range of fitted units complemented by a further bay window onto the front and a door directly onto the gardens. The ground floor accommodation is completed by a useful Utility Room and a Shower Room.

Stairs rise from the Inner Hallway to a first floor landing with recessed storage cupboard, from where doors provide access into four well proportioned Bedrooms, each enjoying elevated views across the village and countryside beyond, and each able to comfortably accommodate a double bed; with bedrooms One and Two benefitting from integrated storage. Positioned alongside Bedroom Four is a family Bathroom which serves the Bedrooms and comprises a panelled bath, shower, hand basin, and low flush WC.

OUTSIDE

The property is complemented by particularly generous gardens which extend, in all, to around 0.23ac; accessed via double-gates which open onto a tarmac/gravelled driveway situated alongside the cottage and providing ample space for a number of vehicles, this leading on to a detached Garage (approx. 5.41m x 3.24m) which is presently utilised as an office/workshop, with power and light laid on.

To the rear of the property are well maintained gardens which offer an expanse of shaped lawn interspersed with, and bordered by, a number of established floral beds and mature trees, alongside a range of attractive seating areas which represent ideal spots for outdoor dining and entertaining. To the south of the lawns is a gravelled area with direct access from the driveway, thus providing an easily maintainable element with potential for further vehicular or caravan storage.



THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Porch: 2.67m x 1.04m
Reception Room/Study: 3.64m x 2.54m
Sitting Room: 4.88m x 3.70m
Dining Room: 3.67m x 2.80m
Kitchen/Breakfast Room: 7.93m x 3.77m
Garden Room: 3.10m x 3.01m
Utility Room: 3.65m x 2.75m
Shower Room:

- First Floor -

Bedroom One: 4.93m x 3.73m
Bedroom Two: 3.85m x 3.71m
Bedroom Three: 3.72m x 3.37m
Bedroom Four: 3.69m x 2.75m
Family Bathroom:

SERVICES

The property is understood to benefit from mains water, electrics, and drainage.

TENURE AND POSSESSION

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within council tax band F on the local authority register.

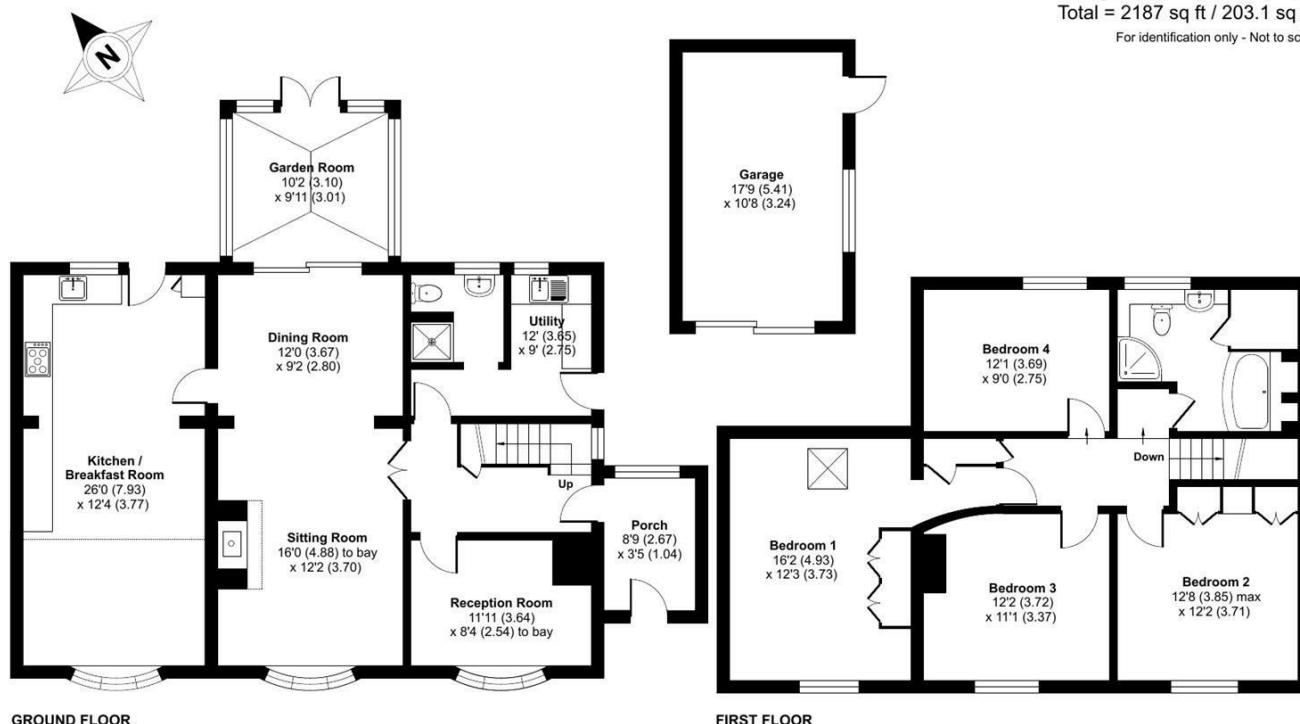
VIEWINGS

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

FOR SALE

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Approximate Area = 1998 sq ft / 185.6 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 2187 sq ft / 203.1 sq m
 For identification only - Not to scale

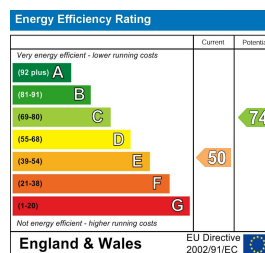


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Halls. REF: 1362310

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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.

Energy Performance Ratings



01691 622602

Ellesmere Sales

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