

**TO LET**  
**Argoed Farmhouse, Argoed Lane, Overton,**  
**Wrexham, LL13 0HH**



- 4-bedroom unfurnished farmhouse approx. ½ mile from the village of Overton-on-Dee
- Off road parking for up to 4 cars
- Several outbuildings including woodshed, workshop, two gardening sheds and further storage on the second floor of another building
- Available from 12<sup>th</sup> August 2024
- Council Tax Band H. EPC Rating 62 D

**RENT: £1,750 PER CALENDAR MONTH**  
**DEPOSIT: £2,400**

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## DESCRIPTION

A four-bedroom farmhouse situated half a mile from the popular village of Overton-on-Dee and access is via a hardcore drive shared with the adjacent farm buildings.

A reasonable sized garden bordered by walls is situated on the south aspect of the property and a small area of land for chickens etc.

To the side of the property, a car port provides space for two cars and there is additional space for a further two on the property.

In addition, there are several outbuildings including a woodshed, workshop, two gardening sheds and further storage on the second floor of another building.

The property was renovated in 2017 with new kitchen, carpets, bathrooms, internal insulation, double glazed windows and a modern efficient oil boiler being installed.

## ACCOMMODATION

**Utility Room** (8`5 x 6`9) with tiled floor and sink and draining board. Cupboard contains hot water cylinder.

### **Entrance Hall**

**WC** with Pedestal Basin

**Kitchen** (25`9 x 14`4) and having a new kitchen installed in 2017. The base units incorporate an oven and hob with recesses for a dishwasher and washing machine. Overhead there are wall units and extractor fan. In addition, there is a storage cupboard unit and a wood burning stove. Tiled floor.

**Dining Room** (14`9 x 11`11) with carpet

**Sitting Room** (14`5 x 14`4) with fireplace, wall lights and carpet.

**Bedroom No 4/Office** (12`0 x 8`8) with oil boiler and carpet.

### **FIRST FLOOR ACCOMMODATION**

**Master Bedroom** (16`3 x 9`11) and having a wardrobe and carpet.

**Ensuite Bathroom** with bath, Two wash hand basins with cupboards below. and mirrors (incorporating shaving point). WC, heated towel rail and carpet.

**Bedroom No 2** (15`3 x 14`6) with carpet.

**Bedroom No 3** (12`5 x 11`10) with built in wardrobe and carpet.

**Family Bathroom** (12`10 x 8`10) and incorporating bath, large shower, WC and basin with cupboard below and mirror (incorporating shaving point). Airing cupboard and carpet.

## Outside

A medium sized garden is situated on the south side of the house and bordered by brick walls with borders containing a variety of shrubs and annuals. There is a tiled patio area situated outside the kitchen doors which is ideal for an outside table and chairs in the summer. The car port (15`10 x 15`8) is sufficient for two cars and additional parking is available for a further two cars.

Adjacent to the house, there is a small grass paddock (approx. 30m x 30m) which would be suitable for chickens. In addition, there is another area available for a vegetable plot.

A number of outbuildings are available with the house, and these are as follows:

### **Woodshed**

### **Three Garden Sheds (Brick construction)**

**Workshop** (18`4 x 15`5) with concrete floor.

**Storage unit on First floor of outbuilding.**

## SERVICES

We understand mains water, electricity, oil and drainage via a septic tank system are connected to the property.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating 62 D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## **COUNCIL TAX**

According to Shropshire Council website, the property is in Band H for Council Tax purposes.

## **TENURE**

The property is available to let for a minimum term of 12 months, or longer, and which can be discussed with the Landlord.

Pets allowed. No smokers.

## **VIEWINGS**

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on [admin@forgeproperty.co.uk](mailto:admin@forgeproperty.co.uk)

## **AGENT NOTE**

Photos supplied by client.



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