

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 12th 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. $30m \times 30m$) 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.

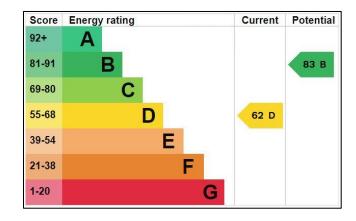
Storage unit on First floor of outbuilding.

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.



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

AGENT NOTE

Photos supplied by client.



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