



**3 Bedroom Detached Property And A Complex Of
Outbuildings, Set In Approx. 1.81 Acres
EPC – F**

Offers over £750,000

CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

LOCATION

The property is located on the north-east boundary of Gwynfryn, a charming hilltop village in the community of Minera in Wrexham County Borough Council.

What3Words: ///theme.resonated.limits

DESCRIPTION

Cae Madog is a beautifully modernised detached farmhouse with picturesque countryside views. The property is arranged over two floors, has recently been tastefully refurbished throughout and is currently used as a holiday let.

The property is set within a plot of approx. 1.81 acres and is accessed via a sweeping driveway off School Lane (Ffordd yr Ysgol). Parking is available for 4/5 cars.

The property includes a complex of outbuildings including a 2-storey barn with a 1-storey extension. Planning permission is currently pending to convert these outbuildings into holiday lets. A further 1.34 acres of land is available by separate negotiation.

ACCOMMODATION

The Farmhouse is constructed of stone blockwork beneath a pitched tile roof.

The property has exposed wooden beams and engineered wooden flooring throughout creating a cozy cottage feeling.

GROUND FLOOR

Kitchen – approx. 3.332 x 3.551 m (10.93 x 11.65 ft)
Timber back door. Built in appliances including dishwasher, fridge/freezer. Double electric oven, hob and cooker hood. Inset spot lighting. Multiple power points. Good provision of wall and base units. Built in dishwasher, fridge/freezer, oven and hob. Tiled splashback above hob. Extractor above. 1.5 inset sink and drainer with mixer tap. UPVC window.

2 steps to:

Dining Room – approx. 4.118 x 3.628 m (13.51 x 11.90 ft)
Wall mounted lights, power points.

Living Room – approx. 6.676 x 3.812 m (21.90 x 12.50 ft)
Exposed stone detail. Inset log burning stove. Wall mounted lighting. Power points. TV aerial. UPVC windows to front and back. Wooden staircase leading off to first floor.

Step down to:

Garden Room – approx. 3.850 x 4.644 m (12.63 x 4.644 ft)
Oak framed with sliding doors to garden with large glazed windows giving beautiful scenic countryside views. Power points. Pendant lighting.

From Kitchen, step up to:

Utility Room – approx. 2.212 x 2.334 m (7.25 x 7.65 ft)

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UPVC Door to outside. A range of base units. Store cupboard. Inset sink with mixer tap. Washing machine plumbing and space for tumble dryer. Power points. UPVC window to side.

Cloak Room – approx. 2.111 x 0.93 m (6.92 x 3.05 ft)
WC, vanity unit and basin with mixer tap. Tiled splashback. UPVC window to rear.

FIRST FLOOR

Landing with pendant lighting, various power points.

Front Bedroom 1 – approx. 4.063 x 3.712 m (13.33 x 12.17 ft)
Painted feature stone wall with disused fireplace. Radiator. Power points. Pendant light.

Ensuite – approx. 2.758 x 1.252 m (9.04 x 4.10 ft)
Tiled shower with screen, wc, wash hand basin with taps, tiled floor, towel radiator. Inset spot lighting. UPVC window with privacy glass.

Bathroom – approx. 2.906 x 1.587 m (9.53 x 5.20 ft)
Panelled tiled around bath, wc, bath with overhead shower, vanity unit with wash hand basin with mixer taps. Bath with mixer tap and separate mixer shower. Inset spot lighting. Towel radiator. UPVC window.

Middle Bedroom 2 – approx. 2.596 x 2.908 m (8.51 x 9.54 ft)

Power points. Pendant light. UPVC window to side. Radiator.

Back Bedroom 3 – approx. 4.102 x 3.512 m (13.45 x 11.52 ft)

Power points. Pendant light. Radiator. UPVC window to side.

The seller's soft furnishings and non-fixed furniture may be available to purchase by separate negotiation.

The hot tub is not included in the sale.

OUTSIDE

The property has gravelled and grassed terraced areas to the rear with a slabbed patio area makes for great entertaining with family and friends.

The property includes a detached outbuilding block current housing a games room and storage but could be used for a range of alternative uses.

Storage room – approx. 3.863 x 4.649 m (12.62 x 15.25 ft)
Mains power with lighting and power points. Concrete floor and timber door.

Games room – approx. 4.678 x 3.848 m (15.34 x 12.62 ft)
Concrete floor. Mains power with lighting and power points.

Two-storey barn – approx. 250 sqm

Single storey extension – approx. 75 sqm

SERVICES

Under floor heating is provided throughout the entire ground floor.

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We understand mains water, electricity and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

EPC rating F (24).

COUNCIL TAX

According to www.gov.uk website, the property is within Band F.

LOCAL AUTHORITY

Wrexham County Borough Council. Tel: 01978 292000.

TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

GUIDE PRICE

Offers over £750,000.

METHOD OF SALE

For sale by private treaty.

VIEWINGS

Strictly by appointment with the Sole Selling Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill. In addition, an Identity Search will be undertaken remotely on all parties proposing to purchase. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 25/07/2025

Updated: 17/09/2025

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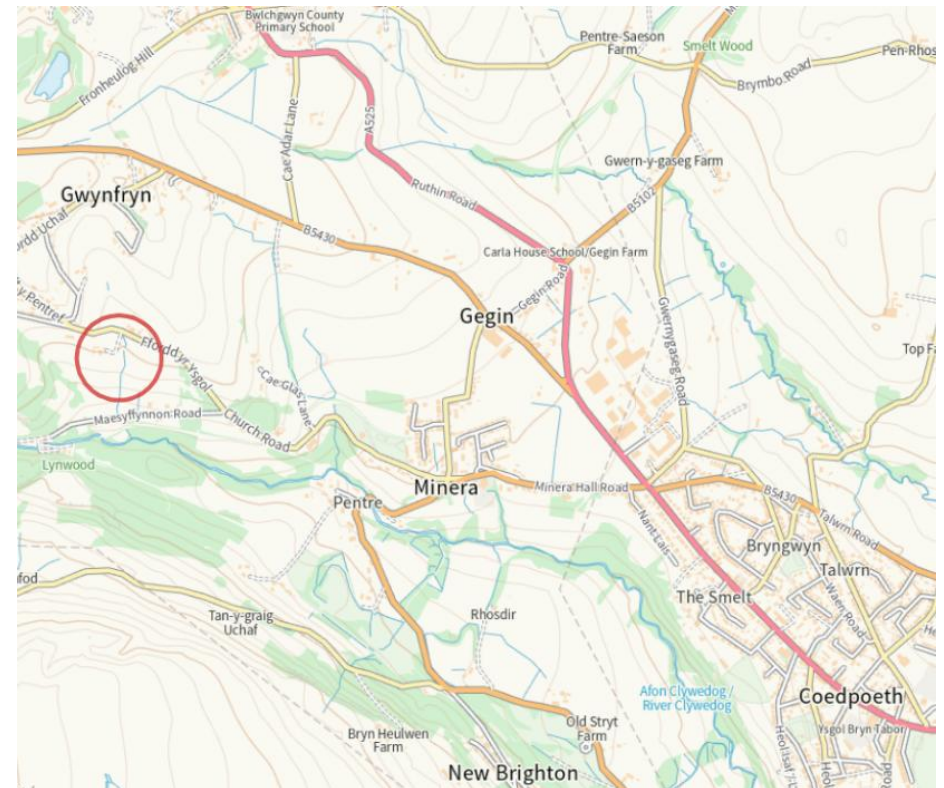
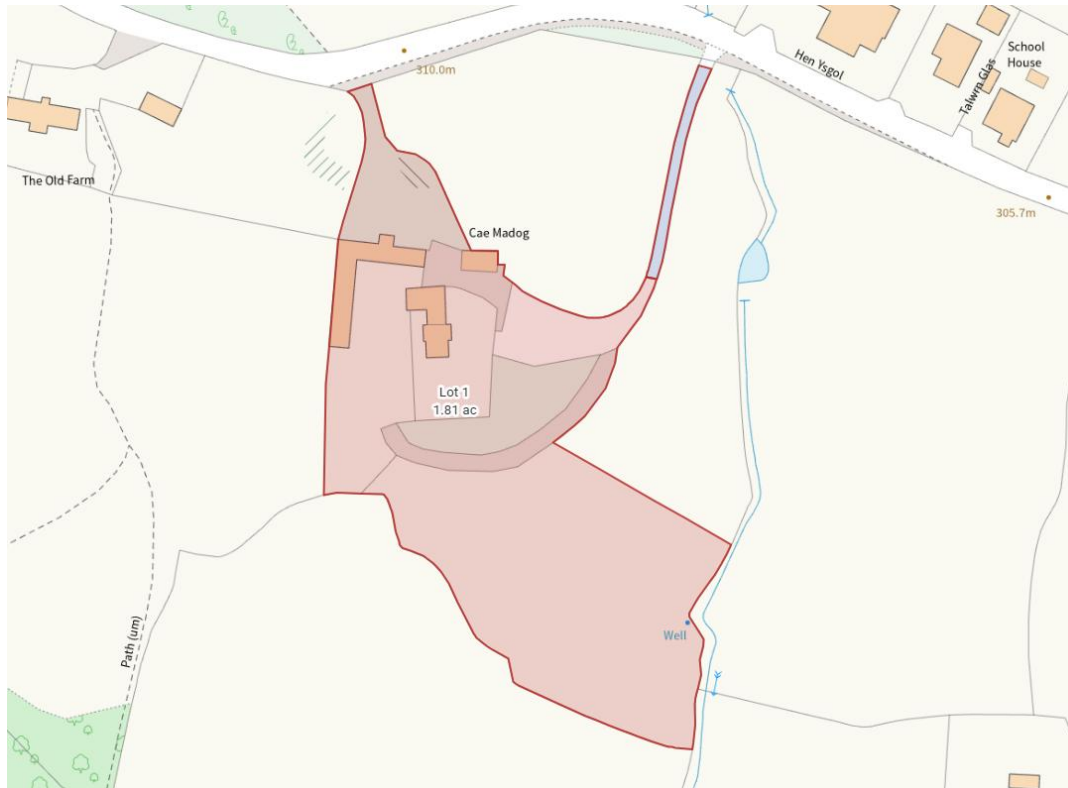


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SITE AND LOCATION PLANS



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It must not be assumed that the property has all the required planning permissions or building regulations consents

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