



Shady Oaks
Higher Penley | Penley | Wrexham | LL13 0NB

FINE & COUNTRY

SHADY OAKS



Welcome to Shady Oaks: A Timeless Sanctuary in North Wales. This magnificent five-bedroom country house is surrounded by just over 8 acres of flat grounds, all within 9 miles of Wrexham and 23 miles of Chester.



Experience the Grandeur of Historical Elegance

Shady Oaks is a distinguished period farmhouse, enveloped by the breathtaking landscapes of the Welsh borders. As you enter the estate through its inviting driveway, flanked by expansive views of the lush 8.2-acre grounds, the residence stands as a beacon of rural sophistication. This property isn't merely a house; it's a home where every corner tells a story of heritage and refined living.

Sublime Living Spaces Designed for Comfort and Charm

The heart of Shady Oaks beats within its attractive reception spaces, where traditional architecture meets modern living comforts. The Reception Hall, welcoming and expansive, could easily double as a comfortable Reading Area, warmed by the rustic log burner. The large, light-filled breakfast Kitchen, replete with shaker-style units and quartz countertops, offers scenic views and a sociable atmosphere for family gatherings. With a dual-aspect Dining Room adorned with original beams and a Living Room designed for quiet evenings of relaxation, each space in Shady Oaks is crafted to enchant and entertain. In addition, there is a large Office, ideal for working from home and a separate secluded Study.

Luxurious Accommodation with Idyllic Views

Five exquisite bedrooms define the upper level of this home, each framed by charming rural vistas and designed with an eye for both comfort and style. The principal bedroom, a serene retreat, features an en-suite bathroom and bespoke wardrobes, offering a luxurious space to unwind. Additional bedrooms provide versatile living options, adaptable to your family's needs.

A Verdant Expanse Offering Privacy and Possibilities

The flat gardens and level grounds of Shady Oaks are a testament to the beauty of North Wales, with manicured gardens, potential for stables and ample space for a menage. The house sits centrally within its own grounds. Whether hosting lavish garden parties or enjoying quiet afternoons amidst the flora, life here is a breath of fresh air.

Perfectly Positioned for Connectivity and Community

Located between Overton and Penley, Shady Oaks enjoys proximity to local amenities and is well-connected to larger urban centres through efficient transport links. The property promises a lifestyle of secluded countryside charm with the convenience of urban accessibility.



























Location

Higher Penley is surrounded by rolling fields, lush woodlands, and picturesque landscapes, providing a serene and idyllic setting. The village of Overton is within 2 miles and boasts a collection of characterful homes, each adding to the area's quaint and welcoming atmosphere, as well as amenities including a café, bakery, convenience stores, public house, butchers, barbers, fish & chip shop, primary school, surgery, village hall, bowling club and tennis courts. The village of Penley is just over a mile and a half to the east with amenities including Penley Madras Primary School, Maelor Secondary School, local shop, post office and village hall. Just a 20-minute drive (approximately 10 miles) from Higher Penley, the bustling town of Wrexham offers a wealth of amenities. From shopping centres and supermarkets to a diverse range of restaurants and cafes, Wrexham caters to all your needs. The town is also home to Wrexham Glyndŵr University and Wrexham AFC. History enthusiasts will appreciate the nearby Erddig Hall, a stunning National Trust property located just 15 miles away (approximately a 25-minute drive). This beautifully preserved 18th-century country house is surrounded by lush gardens and offers a fascinating glimpse into the past. The surrounding countryside provides ample opportunities for outdoor pursuits. Explore scenic walking and cycling routes, or take a leisurely stroll through the nearby Hanmer Mere, a tranquil lake offering beautiful views and abundant wildlife. Higher Penley is well-connected, with easy access to major road networks. The A525 provides convenient routes to nearby towns. Chester, with its rich history and vibrant city centre, is just a 40-minute drive away (approximately 22 miles), while the bustling city of Liverpool can be reached in just over an hour (approximately 47 miles). Manchester & Birmingham can be reached in an hour and a half (both approximately 65 miles).





SELLER INSIGHT



How long have you owned the property?

"We moved to Shady Oaks in August 1987."

What attracted you to this specific house and location?

"We had 4 children aged between 7-12 and wanted a bit more space for the children to run around without disturbing the neighbours."

What would you like to tell parents about the benefits of raising children here?

"We had been looking for a house in the country for a while. The estate agent suggested we come to see this house, he thought it would be ideal for us; it was a bit further from our previous house than we had planned but we loved it immediately. The views were wonderful, we like wildlife; there were lots of birds and there was a lot of space!

Our children loved growing up here, their friends loved to come too. There was plenty room for playing football and cricket as well as any number of made-up games. They could camp in the garden and make noise without anyone complaining – drums can be an issue when you have close neighbours!"

What can you tell us about the history of the property and how it has been adapted since you've owned it?

"I am not sure when the house was built. I think, but not certain, the land was originally part of the Kenyon Estate and the original house was built during this time.

It was a single-story building. The original part is what is now the hall and dining room. Sometime later a second story was added.

Before we moved here, probably in the 1960s an extension was added to the west of the house with a small extension to the back and an adjoining garage. The rooms forming part of this extension are now the living room, the small office/library, the main bedroom and en suite, the main office downstairs, the utility room, and also a small garage, which we have since demolished.

We added another extension to the east in the 1990s. The rooms in this extension are the kitchen, the family bathroom and a bedroom. We moved the front door back to its original location. We also built a double garage."

Who do you think would be the ideal next owner?

"I think the next ideal owner would have a young family, maybe with horses."

What's your favourite room and why?

"My favourite room is the kitchen, my family has now grown up and I have grandchildren, it is big enough for family meals, playing games, any number of craft activities. I love watching the birds from the kitchen window."

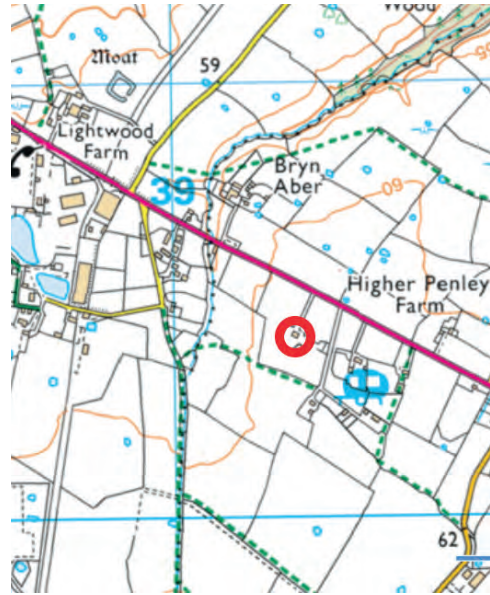
Memorable/remarkable event?

"My younger daughter had her wedding at the house, we had a marquee in the garden."

What do you love about the house the most now and what will you miss most?

*"I still love the peace of the house, it has always had "a nice feel". I like being set back from the main road and that the house is in the middle of the land. The views are wonderful. I will really miss all of this."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Additional Information:

Services: Mains water and electricity. Private drainage. Oil heating.

Council Tax: Band H.

Local Authority: Wrexham Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)
Standard - 8 Mbps (highest available download speed) - 0.9 Mbps (highest available upload speed)
Superfast - 37 Mbps (highest available download speed) - 8 Mbps (highest available upload speed)

Mobile coverage: Limited (Indoor), Likely (Outdoor) - (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: spoke.rocket.viewer

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OIRO £900,000

Higher Penley, Penley, Wrexham, LL13

Approximate Area = 2562 sq ft / 238 sq m

Double Garage = 433 sq ft / 40.2 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 3045 sq ft / 282.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchacom 2024. Produced for Fine & Country (North Wales). REF: 1120471



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 11.06.2024





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*We value the little things
that make a home*



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