

Town & Country

Estate & Letting Agents



2 Field Cottages Pen Y Lan, Ruabon, LL14 6HP

Offers In The Region Of £500,000

Town and Country Oswestry are excited to offer to the market this stunning, RURAL THREE BEDROOM COUNTRY COTTAGE with FAR REACHING VIEWS AND A HIGH SPECIFICATION FINISH in the pretty hamlet of Pen Y Lan. This cottage offers a perfect family home, with a large rear garden and grounds extending to around 0.75 acres perfect for those who want to sit out and relax or entertain. The property is finished with characteristic beamed ceilings, cosy log burners, spacious living areas and stylish modern bathrooms and bathroom. Viewings are highly recommended to appreciate this beautiful property.

Directions

Leave Oswestry on the A483 dual carriageway in the direction of Wrexham. After the Halton roundabout, take the A539 exit, signposted Whitchurch and Llangollen. Turn right at the roundabout to take the third exit to reach the A539 road turning right in the direction of Whitchurch. After approximately 1.5 miles turn right signposted 'Pen Y Lan'. Continue on this quiet country lane for approximately 0.7 of a mile and the drive to 2 Field Cottage will be found on your right hand side, proceed along the drive, passing 1 Field Cottage, to the property.

The Location of the Property

2 Field Cottage is situated in the rural hamlet of Pen-y-Lan, approximately 2.5 miles from the popular village of Ruabon which has an excellent range of local facilities for a village of its size. The property is within easy motoring distance of the larger centres of Wrexham (8 miles), Ellesmere (10 miles) and Chester (20 miles), all of which, have a more comprehensive range of amenities of all kinds.

About The Property

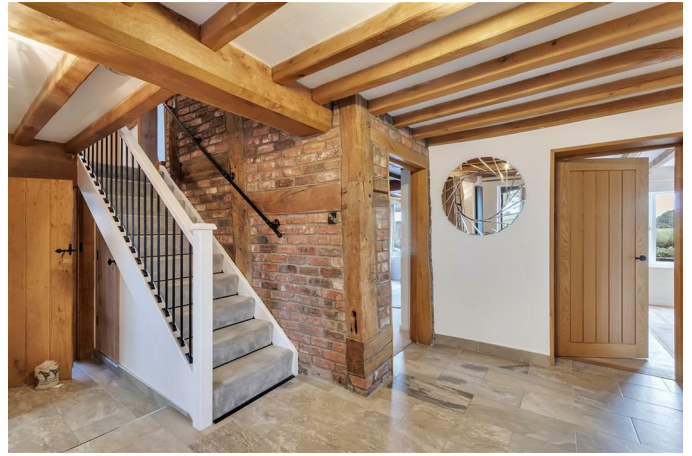
The property is steeped in history dating back to the early 1800's and having originally been tithe cottages for the local people. Having been sympathetically restored by the current owners, it offers the perfect mix of modern amenities and has many original characterful features.

To The Front of the Property



Double five bar gates lead onto the gravelled driveway providing parking for several cars. There is an Indian stone patio and pathway that leads to the front door and around to the rear. A covered porch with lighting leads to the front door of the property.

Hall



Having two contemporary vertical radiators, a part glazed door to the front with glazed side panels, tiled flooring and the original beamed ceiling. Stairs lead off to the first floor and doors lead off to the Lounge, Dining room, Study and Utility. The hallway open out onto the Kitchen. There are wall lights, exposed wall timbers, exposed feature brickwork and an understairs cupboard.

Study 7'2" x 8'0" (2.2m x 2.44m)



A very versatile room with a beamed ceiling, window to the front and vertical radiator. Currently used as a study but could be used as a ground floor guest room or playroom etc.

Utility 6'7" x 11'3" (2.01m x 3.45m)



Having base and wall units with work surfaces over and quarry tiled flooring, stainless steel single bowl sink with a mixer tap over, door to the front and window to the side, plumbing in place for a washing machine, contemporary radiator, spotlights and recently installed Viessmann boiler.

Cloakroom

Having quarry tiled flooring, W/C, wash hand basin on a vanity with a mixer tap over, heated towel rail, extractor fan and spotlights.

Dining Room 11'2" x 14'9" (3.41m x 4.52m)



The lovely dining Room features an inset log burner on a quarry tiled hearth with a brick surround and a beam over. Window to side and rear overlooking the views and field beyond, original beamed ceiling, contemporary radiator and oak flooring.

Additional Photograph



Breakfast Area 8'8" x 8'3" (2.66m x 2.52m)



The breakfast area leads from the kitchen and has tiled flooring and French doors through to the rear of the property, exposed brickwork, breakfast bar with storage and a vaulted ceiling.

Kitchen 9'1" x 18'8" (2.78m x 5.7m)



The spacious, bright kitchen is fitted with a good range of base and larder units with granite work tops and upstands over, integrated dishwasher, inset Belfast sink with a mixer tap and tiled splashback, wine cooler, Grundig American style

fridge/freezer , Smeg range style cooker with contemporary extractor fan. Two windows to the front, window to the side and a vertical radiator.

Kitchen Additional Photograph



Lounge 13'5" x 16'5" (4.10m x 5.02m)

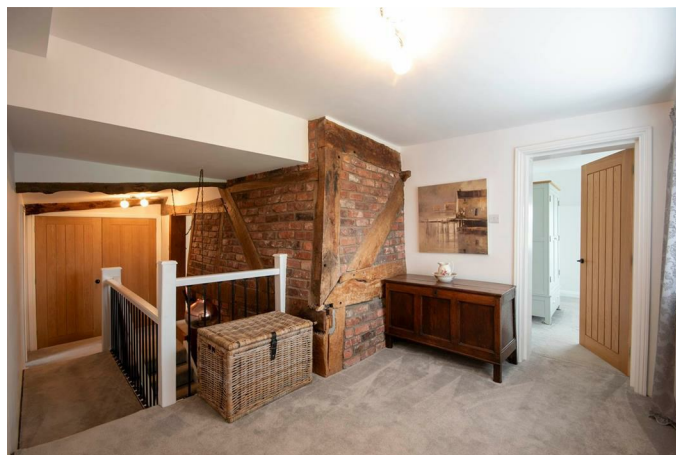


The good sized lounge has the original beamed ceiling, inset log burner on a tiled hearth with oak beam over. Window to the rear with far reaching views, vertical radiator and wall lighting.

Additional Photograph



Landing



The impressive landing area has beautiful exposed timbers and brickwork, window to the side over looking the garden, radiator, large store cupboard off and doors through to the bedrooms and the main bathroom.

Bedroom One 16'7" x 13'3" (5.07m x 4.04m)



The good sized bedroom has a window to the rear with fantastic far reaching views and a radiator.

Bedroom Two 16'1" x 11'4" (4.92m x 3.46m)



The second double, bright bedroom has a window to the rear and window to side with far reaching views and a radiator.

Bedroom Three 16'4" x 9'1" (4.99m x 2.79m)



The third double bedroom has a window to rear and side with superb views, door leading through to the en-suite and radiator.

Ensuite 5'10" x 11'6" (1.78m x 3.51m)



The beautifully appointed en suite bathroom is fully tiled and features a double walk in shower with two shower heads, wash hand basin with a mixer tap over, W/C, heated towel rail, linen cupboard off with a radiator, window to the front, spotlighting and an extractor fan.

Bathroom 14'7" x 8'0" (4.46m x 2.46m)



The luxurious recently remodelled family bathroom has vinyl flooring, modern free standing bath, double

walk in shower with two shower heads and tiled walls, wash hand basin on a vanity with a mixer tap over, W/C on a vanity with shelving. The original beamed ceiling, a window to the front, extractor fan, school style radiator and separate heated towel rail, wall lighting and a shaver point.

Driveway



The property shares a private driveway with the adjoining property leading from the lane up to the house.

Garage 13'11" x 17'1" (4.25m x 5.23m)



The garage is located to the front of the property and has double timber doors, power and lighting and useful eaves storage.

Garden



The gardens are a particular feature of this beautiful home with grounds and gardens extending to around 0.75 acres. There are raised planters and Indian stone sitting areas to the side and rear whilst the extensive gardens extend to the adjoining farmland with shrubbed and planted flower beds, greenhouse, and vegetable garden. There is also a purpose built outbuilding located to the rear of the garage which is fully insulated and currently used as a home office.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

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

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band E.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Services

The agents have not tested the appliances listed in the particulars.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

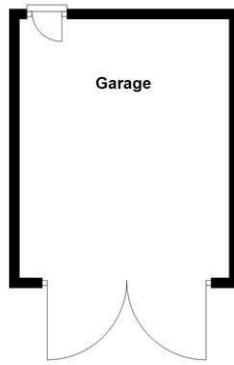
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Ground Floor
Approx. 110.6 sq. metres (1191.0 sq. feet)

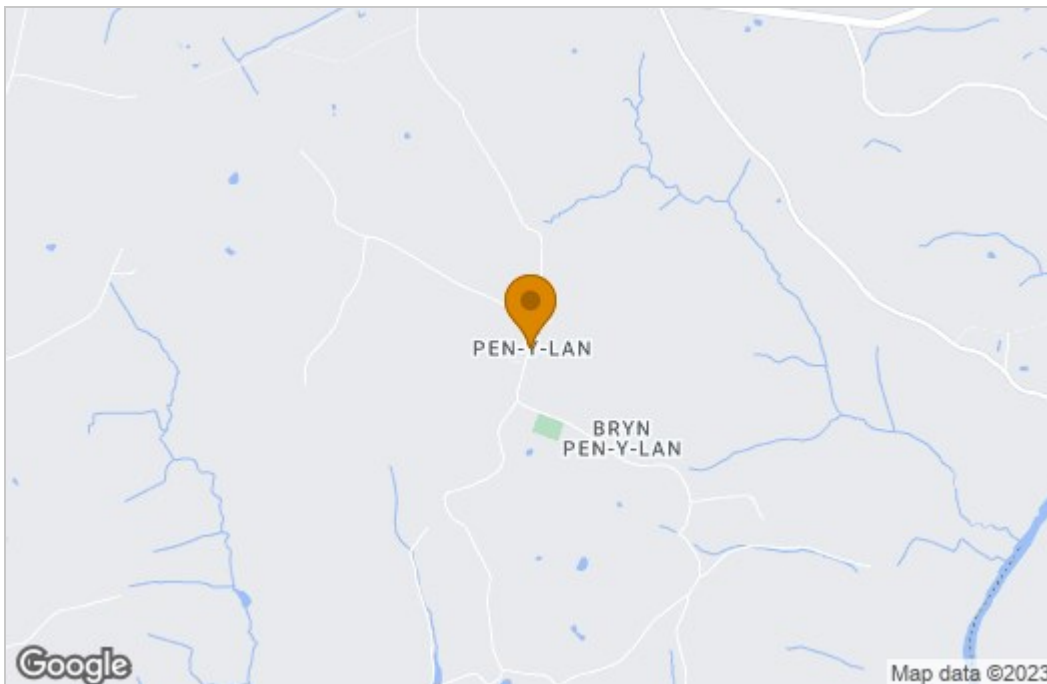


First Floor
Approx. 86.1 sq. metres (926.3 sq. feet)



Total area: approx. 196.7 sq. metres (2117.3 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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