

# Wingetts

More than just estate agents



## Smithy Cottage Sontley Road Erddig, Wrexham, LL13 0YW

Positioned behind double gates is this superbly renovated 4 double bedroom detached family home with double garage and workshops set within approximately 3 acres of grounds that include stables, 1 ½ acre paddock, boundary stream and woodland. Located within the picturesque countryside on the fringe of Erddig National Trust parkland yet just a short drive to excellent road networks and the city centre, this impressive home offers an abundance of charming features blended with modern day comforts with the emphasis on using natural quality materials and briefly comprises an oak pillared entrance porch leading into the welcoming hall with oak staircase and useful store cupboards, cloakroom, utility, spacious living room with the warmth of a central dual aspect log burner, dining area and exposed beams, attractive sitting room or potential playroom with French doors opening onto a patio area for entertaining, home office, well appointed bespoke fitted kitchen with granite work surface areas, Aga stove and an open aspect to the Oak framed breakfast/garden room from where to admire the view. The 1st floor landing with an excellent degree of natural light and internal oak doors connects the 4 bedrooms, 2 with en-suite shower rooms, and a family bathroom with bath and separate shower. To the Outside, the gravelled/brick paved drive provides ample parking and guest parking, electric doors to the garages, covered outdoor kitchen overlooks the beautifully maintained sunny aspect gardens, various stone paved patio areas, ¼ acre lawned garden ideal for children's play/sporting activities, 2 bay stables with tack room and hay storage and the enclosed 1 ½ acre paddock. Viewing highly recommended. Energy Rating - D (58)

Price £795,000

# Smithy Cottage Sontley Road

Erddig, Wrexham, LL13 0YW



- Superbly renovated detached family home
- Living room, dining room, home office
- Family bathroom
- Viewing highly recommended
- Set within approximately 3 acres of grounds
- Kitchen/breakfast/garden room, utility
- Private driveway providing ample parking
- Impressive hallway, cloakroom
- Four bedrooms (2 en-suite)
- 2 bay stables with tack room and hay storage and enclosed 1 ½ acre paddock

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## IMPRESSIVE HALLWAY

## CLOAKROOM

## LIVING ROOM

24'7 x 14'9 (7.49m x 4.50m )

## SITTING ROOM

14'3 x 13'0 (4.34m x 3.96m )

## HOME OFFICE

7'8 x 5'5 (2.34m x 1.65m )

## KITCHEN/BREAKFAST/GARDEN ROOM

24'7 x 16'7 (7.49m x 5.05m )

## UTILITY

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

14'9 x 11'7 (4.50m x 3.53m )

## EN-SUITE

## BEDROOM TWO

11'8 x 10'4 (3.56m x 3.15m )

## EN-SUITE

## BEDROOM THREE

14'9 x 11'3 (4.50m x 3.43m )

## BEDROOM FOUR

14'1 x 11'2 (4.29m x 3.40m )

## FAMILY BATHROOM

11'2 x 6'6 (3.40m x 1.98m )

## OUTSIDE

## DOUBLE GARAGE

18'2 x 17'9 (5.54m x 5.41m )

## GARDENS

## COUNCIL TAX BAND - G



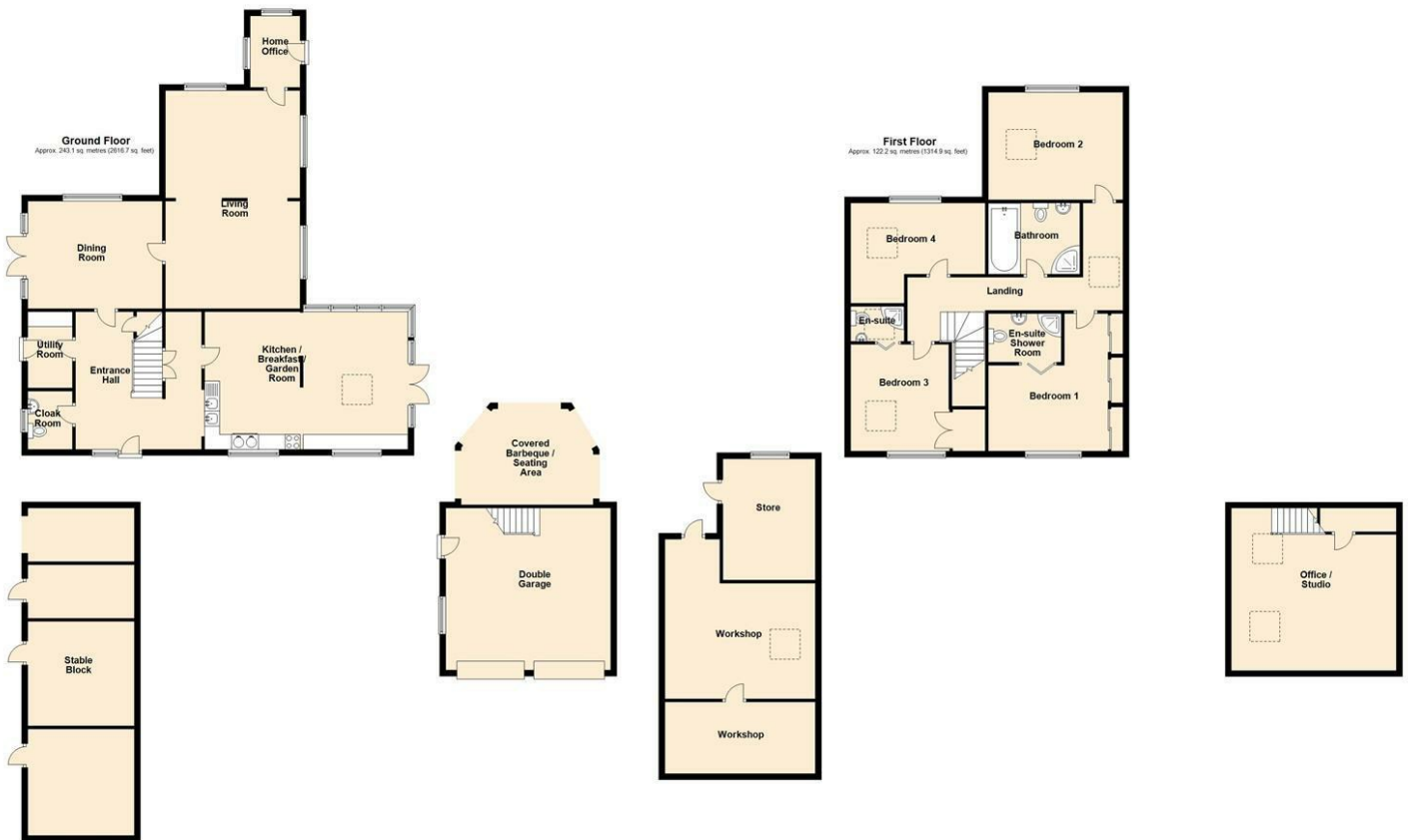
[Directions](#)







# Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	