
Wingetts

More than just estate agents



14 High Street Overton, Wrexham, LL13 0ED

An attractive Georgian grade 2 listed former rectory boasting impressive period features commanding stunning views to the rear, located within the sought after village of Overton with its range of amenities and road links to Wrexham, Shropshire and Cheshire. Set in grounds of approximately 4.74 acres including beautiful parkland style gardens and woodland, this 3 storey family home offers over 4600sqft of accommodation with potential for 7 bedrooms and briefly comprises an impressive entrance hall with solid staircase rising to the 1st floor landing, rear hall with additional staircase, sitting rooms to front and side, snug, dining room, kitchen, utility, ground floor shower room, covered side porch and access to the cellar. The 1st floor landing gives access to 4 bedrooms, 2 washrooms and a bathroom. The 2nd floor attic rooms include 3 further potential bedrooms and a walk in dressing room or home office. Externally, a gravelled drive provides ample parking and guest parking, brick built Coach House with excellent potential, boiler room and coal store. The extensive established gardens are a particular feature of this home and have been nurtured for many years to provide a colourful array of flowers and plants set amongst meandering pathways and seating areas together with a sun terrace with stone balustrade from where to admire the far reaching uninterrupted views. NO CHAIN. Energy Rating - F (23)

Price £750,000

14 High Street

Overton, Wrexham, LL13 0ED



- An attractive Georgian Grade 2 Listed former rectory
- Offering over 4600sqft of accommodation with potential for 7 bedrooms
- Four bedrooms to first floor, bathroom
- Brick built Coach House with excellent potential
- Located within the sought after village of Overton
- Main hall, sitting rooms to front and side, snug, cellar
- Potential for 3 further bedrooms, dressing room/home office
- Set in grounds of approximately 4.74 acres
- Dining room, kitchen, utility, ground floor shower room
- Ample parking and guest parking

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

MAIN HALL

25'9 x 8'8 (7.85m x 2.64m)

SITTING ROOM

24'11 x 19'5 (7.59m x 5.92m)

SITTING ROOM

19'2 x 15'3 (5.84m x 4.65m)

INNER HALL

UTILITY ROOM

15'8 x 4'7 (4.78m x 1.40m)

SHOWER ROOM

SNUG

14'9 x 12'0 (4.50m x 3.66m)

DINING ROOM

16'11 x 11'9 (5.16m x 3.58m)

KITCHEN

13'9 x 12'2 (4.19m x 3.71m)

COVERED PORCH

13'5 x 4'8 (4.09m x 1.42m)

CELLAR

ROOM ONE

17'10 x 15'2 (5.44m x 4.62m)

ROOM TWO

16'7 x 9'1 (5.05m x 2.77m)

ON THE FIRST FLOOR

BEDROOM ONE

24'11 x 19'11 (7.59m x 6.07m)

WASH ROOM

BEDROOM TWO

18'7 x 15'3 (5.66m x 4.65m)

BEDROOM THREE

14'9 x 11'10 (4.50m x 3.61m)

BATHROOM

7'1 x 6'4 (2.16m x 1.93m)

REAR LANDING

BEDROOM FOUR

17'0 x 11'11 (5.18m x 3.63m)

ON THE SECOND FLOOR

BEDROOM FIVE

18'4 x 14'3 (5.59m x 4.34m)

BEDROOM SIX

10'0 x 9'7 (3.05m x 2.92m)

BEDROOM SEVEN

18'8 x 15'5 (5.69m x 4.70m)

WASH ROOM

DRESSING ROOM/HOME OFFICE

13'2 max x 10'8 (4.01m max x 3.25m)

OUTSIDE

BRICK BUILT COACH HOUSE INCLUDING GARAGE

BOILER HOUSE AND COAL SHED

17'7 x 9'0 (5.36m x 2.74m)

STABLES

17'10 x 11'2 (5.44m x 3.40m)

ATTIC ROOM

18'1 x 17'8 (5.51m x 5.38m)

GARDENERS W.C

GARDENS

COUNCIL TAX BAND - I



Directions



Floor Plan

Approximate Floor Area = 433.2 sq m / 4663 sq ft
 Cellar = 43.7 sq m / 470 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Outbuildings = 67.2 sq m / 723 sq ft
 Total = 559.3 sq m / 6020 sq ft (Excluding Greenhouse)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68454

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	