

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	75	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F	23	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

Reference: 19373576

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here

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Price £750,000



Wingetts



Description

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)

LOCATION

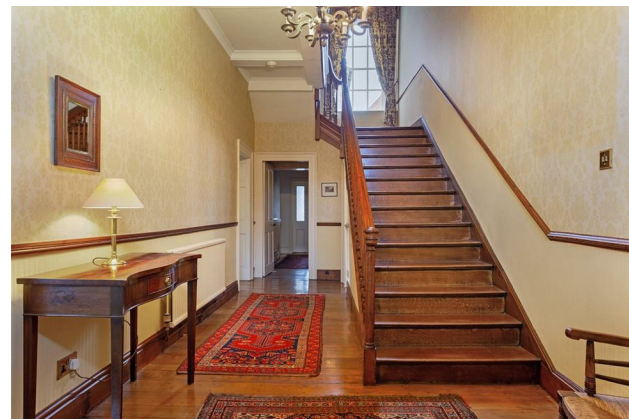
The picturesque village of Overton-on-Dee is located approximately 8 miles from Wrexham and offers an excellent range of convenient amenities and facilities including a Doctors Surgery, Pharmacy, Butchers, highly regarded Primary School, village shop, coffee shop and sports fields. The village is also within the catchment for the popular Penley High School. Situated within commuting distance of Wrexham, Oswestry, Shrewsbury and Whitchurch allowing for daily access to the commercial and Industrial centres of the region together with independent schools at Shrewsbury, Ellesmere and Moreton.

DIRECTIONS

From Wrexham city centre proceed along the A525 in the direction of Whitchurch. Turn right in the village of Marchwiell and continue for a further 5 miles into Overton. Follow the road past the convenience store on your right and St Mary's House will be observed on the right after a short distance.

ON THE GROUND FLOOR

Entrance porch with Oak door and top window light opening to the:



MAIN HALL

25'9 x 8'8

Solid staircase rising to first floor landing, oak flooring, panelled doors, radiator, dado rail and storage cupboard.

SITTING ROOM

24'11 x 19'5

Oak flooring, open fireplace, picture rail, two sash windows to front with panelled shutters and 2 sets of French doors with panelled shutters to the bay window, three radiators and recessed shelving.

SITTING ROOM

19'2 x 15'3

Window to side with panelled shutters and window seat, picture rail, radiator and fireplace with wood burning stove.

INNER HALL

Two radiators, oak flooring and additional staircase.

UTILITY ROOM

15'8 x 4'7

Belfast sink, plumbing for washing machine, radiator, Velux roof light window, window to rear and radiator.

SHOWER ROOM

Appointed with a low flush w.c, pedestal wash basin with tiled splashback, shower enclosure with mains thermostatic shower, radiator and two sash windows.

SNUG

14'9 x 12'0

Window to side with panelled shutters, fireplace with tiled insert, recessed shelving, coving to ceiling and radiator.

DINING ROOM

16'11 x 11'9

Window to side, radiator, recessed storage cupboards and additional storage cupboards/drawer units.

KITCHEN

13'9 x 12'2

Appointed with a range of base and wall cupboards, drawer units, work surface areas with twin bowl sink unit with mixer tap, Neff oven, four ring gas hob with tiled splashback and extractor hood above, vaulted ceiling, windows to side and rear, plumbing for dishwasher, open fronted shelving, Aga Range cooker and hardwood door leading to the:

COVERED PORCH

13'5 x 4'8

Part glazed door and internal sash window.

CELLAR

Stairs from the main hall lead down to a two room cellar with 7'3 ceiling height.

ROOM ONE

17'10 x 15'2

ROOM TWO

16'7 x 9'1

ON THE FIRST FLOOR

Approached via the staircase from the main hall or rear hallway, with the main hall having galleried landing over stairwell, radiator, oak flooring, coving to ceiling, storage cupboard, internal stained glass window, windows to front and rear and panelled doors off.

BEDROOM ONE

24'11 x 19'11

Two sash windows to front and 2 sash windows within bay window to side, picture rail, two fireplaces with cast iron inserts and slate hearth. Fitted wardrobes and shelving, shower enclosure with mains thermostatic shower, dressing table, drawer units, two radiators and six panel door opening to:

WASH ROOM

Pedestal wash basin with tiled splashback, low flush w.c, window to side and picture rail.

BEDROOM TWO

18'7 x 15'3

Two sash windows to side with panelled shutters, fire surround to former chimney breast, radiator and connecting door to wash room.

BEDROOM THREE

14'9 x 11'10

Previously used as a study having window to side, radiator, fireplace with cast iron insert, two door built-in wardrobe and wash basin with tiled splashback.

BATHROOM

7'1 x 6'4

Appointed with a twin grip bath with tiled side panel and mixer tap with hand held shower take-off, wash basin and w.c set within vanity cupboards, fully tiled walls, sash window and heated towel rail.

REAR LANDING

Staircase down to the rear hall, radiator and ceiling hatch to roof space.

BEDROOM FOUR

17'0 x 11'11

Window to side, pedestal wash basin with tiled splashback, fitted wardrobes and over head storage cupboard.

ON THE SECOND FLOOR

Stairs rise from the landing with four door storage cupboard and radiator.

BEDROOM FIVE

18'4 x 14'3

Window to front, radiator and fireplace.

BEDROOM SIX

10'0 x 9'7

Window to front and radiator.

BEDROOM SEVEN

18'8 x 15'5

Fireplace, radiator and internal door to:

WASH ROOM

With w.c, wash basin with electric water heater.

DRESSING ROOM/HOME OFFICE

13'2 max x 10'8

Sash window to side with fabulous views and storage cupboard housing the hot water cylinder and cold water tank.

OUTSIDE

The property is approached along a gated and gravelled private driveway providing ample parking and turning area alongside established trees, privacy hedging and flowerbeds. A large sunny aspect paved patio area with stone balustrade provides memorable views across the gardens towards the River Dee.

BRICK BUILT COACH HOUSE INCLUDING GARAGE

With hinged double doors to front, mezzanine floor and cold water tap.

BOILER HOUSE AND COAL SHED

17'7 x 9'0

With hinged double doors to front, mezzanine floor and cold water tap.

STABLES

17'10 x 11'2

Window and doors to front, access to a side store room and stairs to:

ATTIC ROOM

18'1 x 17'8

With Velux window.

GARDENERS W.C

GARDENS

The established gardens are a particular feature of the property and carefully designed with steps and pathways flowing past a wide variety of plants and flowers chosen to provide a colourful scene during the different seasons. The lower section of the gardens is occupied by a mature woodland.

COUNCIL TAX BAND - I