



## **Watkin House, Wynnstay Hall Estate, Ruabon, LL14 6LQ**

**Price £530,000**

Watkin House is a most desirable and spacious 4 bedroom, 2 bathroom, family home that has been sympathetically renovated and much improved by the current owners to provide an abundance of beautiful features blended with modern day comforts that must be viewed to appreciate its quality. The stately tree lined drive pass the communal parkland style gardens that provide fabulous outdoor entertaining areas for both children and adults with a stunning backdrop towards the rolling hills. The accommodation is just as impressive with high ceilings and large windows providing an excellent degree of natural light and briefly comprises a welcoming entrance hall with tiled floor and excellent store cupboards, cloakroom, inner hall featuring a turned staircase and access to the bespoke wine cellar. Impressive lounge with wood burner set within a large feature stone fireplace, a fabulous entertaining space is provided by the living and dining room with its tall brick arched windows overlooking the well-appointed fitted kitchen with granite work surface areas, utility. The first floor landing is flooded with natural light through Velux windows and leads to the 4 bedrooms and family bathroom. The Principal Bedroom Suite is luxurious with ornate fireplace, views over the gardens, fitted dressing room and a beautiful bathroom with Victorian style roll top bath and large shower area. The family bathroom has been similarly appointed to an excellent standard. The staircase continues to a large loft conversion with Velux roof light windows providing additional accommodation/storage to suit the needs of the occupiers. Designated parking and visitor parking for 6 cars and a front lawned garden. Energy Rating - E - 42



## LOCATION

Set within the stunning Wynnstay Hall Estate in the Dee Valley on the much favoured residential Development of the Wynnstay Hall Estate which is originally the Principal Seat of the Watkin Williams Wynn's. This unique and established development provides a charming and picturesque location set within approximately 27 Acres of Grade I listed gardens designed by Lancelot 'Capability' Brown in 1777. Enjoying stunning views across the communal gardens towards the Welsh Hills, the location blends countryside living with the convenience of an excellent range of amenities and transport links to Wrexham, Chester, North Wales and the North West therefore allowing for daily commuting to the major Commercial and Tourism Centres of the region. The nearby village of Ruabon has an excellent range of convenience shopping, train station, pubs, restaurants and both primary and secondary schools.

## DIRECTIONS

From Wrexham city centre proceed along the A483 Wrexham by-pass in a Southerly direction for 5 miles taking the exit signposted Ruabon and Llangollen. Take the 1st exit at the mini roundabout to the junction and then turn right towards Erbistock on the A539 Whitchurch Road. After approx 1/3rd of a mile turn right into Wynnstay Hall Estate through the stone pillared entrance and continue along the private tree lined driveway. Proceed past Tattersall Stables on the left hand side, and Watkin House will be observed straight ahead.

## ON THE GROUND FLOOR

Part glazed double doors open to:

### IMPRESSIVE HALL 17'11" x 8'2" (5.46 x 2.49)

Featuring high ceilings which continue throughout the property, ceramic tiled floor, four panel doors, radiator and two good sized storage cupboards.

### CLOAKROOM

Appointed with a wash basin on shelf with mixer tap and tiled splashback, radiator, ceiling hatch to roof space and tiled flooring.

Four panel door from the hall opens to:

### INNER HALL

With spindled staircase, radiator and access down to:

### WINE CELLAR 13'7 x 10'11 (4.14m x 3.33m)

Inset ceiling spotlights, wood effect flooring, radiator and storage cupboard.

### LOUNGE 23'7 x 18'6 (7.19m x 5.64m)

Featuring a large stone fire surround with inset log burner on a stone hearth, oak engineered flooring, recessed book shelf with storage cupboards below, two sash windows with fitted plantation shutters overlooking the parkland garden, three radiators and four panel door opening to:

### SIDE HALL

With part oak engineered flooring and limestone tiled flooring, radiator and four panel door opening to:

### UTILITY ROOM

Having plumbing for washing machine, space for fridge freezer, ceiling hatch to roof storage space, central heating timer control, radiator and tiled flooring.

### DINING AND LIVING ROOM 24'2 x 17'4 (7.37m x 5.28m)

The living area includes a limestone floor, stone fireplace with gas log effect stove, four radiators, double glazed sash window with fitted plantation shutters, ceiling hatch to roof space and timber balustrade to designated dining area with illuminated display cabinet, three ceiling lights and large arched internal windows overlooking the kitchen.

### KITCHEN 17'2 x 8'2 (5.23m x 2.49m)

Fitted with an extensive range of flush door fitted base and wall cupboards complimented by granite work surface areas with matching upstands, Rangemaster five burner gas cooker with stainless steel splashback and extractor hood above, inset sink unit with ingrained drainer and mixer tap, integrated dishwasher, breakfast bar, glass display cabinet, exposed arched brick frame to windows, part tiled walls, limestone floor, plenty of drawer units, inset ceiling spotlights, radiator and six panel external door opening to a covered storage area with access to the boiler room.

## ON THE FIRST FLOOR

The turned spindled staircase rises to:

### LANDING

With two Velux roof light windows providing the natural light, radiator and four panel doors off.

### PRINCIPAL BEDROOM 19'3 x 18'6 (5.87m x 5.64m)

Two double glazed sash windows with fitted plantation shutters from which to admire the parkland style gardens, ornamental fireplace with tiled hearth, two radiators and four panel door opening to:

### DRESSING ROOM

Appointed with a Bespoke range of fitted open fronted wardrobes with hanging rails and ample drawer units, radiator, part wood panelling to walls, inset ceiling spotlights and glazed door opening to:

### BATHROOM 13'0 x 8'7 (3.96m x 2.62m)

Luxuriously appointed with a Victorian free standing rolltop bath with central mixer tap and hand held shower take-off, large walk-in shower with mains thermostatic shower unit, Rainforest shower head and splash screen, his n hers wash basin on oak topped vanity unit with Victorian style mixer tap, part wood panelling to walls, heated towel rail, limestone floor, double glazed sash window, inset spotlights, high flush w.c with chrome pipework and linen cupboard.

### BEDROOM TWO 16'8 x 12'0 (5.08m x 3.66m)

Double glazed sash windows with plantations shutters and views over the gardens, stone ornamental fireplace with tiled hearth and radiator.

### BEDROOM THREE 16'1 x 8'7 (4.90m x 2.62m)

Double glazed sash window, radiator and stone ornamental fire surrounded by tiled hearth.

### BEDROOM FOUR 9'6 x 8'7 (2.90m x 2.62m)

Double glazed sash window, radiator and stone fireplace with glazed tiled hearth.

### FAMILY BATHROOM 12'4 x 8'7 (3.76m x 2.62m)

Beautifully appointed with a Victorian style roll top bath with central mixer tap and hand held shower take-off, large walk-in shower with Rainforest shower head, mains thermostatic shower unit and splash screen, high flush w.c with exposed chrome pipework, wash basin with mixer tap on vanity cupboard, part tiled walls, part wood panelling, ceramic tiled floor, vertical radiator, inset ceiling spotlights, sash window and heated towel rail.

## ON THE SECOND FLOOR

Approached via a turned staircase from the first floor landing that has been divided into two additional rooms.

### OFFICE 15'3 x 11'6 (4.65m x 3.51m)

Velux roof light window, exposed beams and radiator. Open aspect to:

### SECOND ROOM 18'2 x 17'2 to eaves (5.54m x 5.23m to eaves)

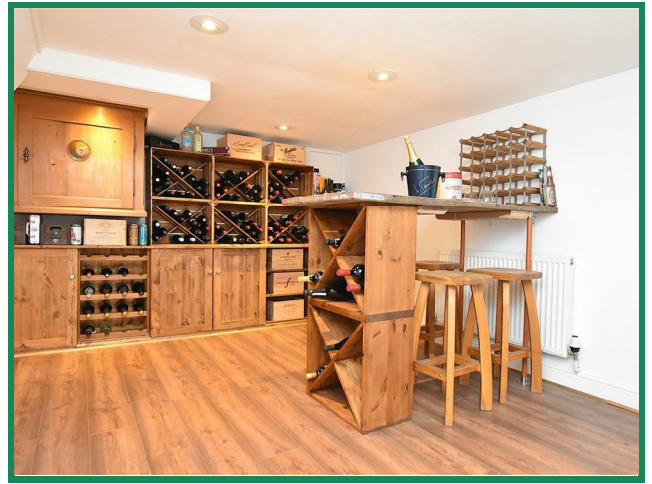
Currently used as a bedroom by the current owners featuring exposed beams to ceiling, two Velux roof light windows, good sized eaves storage cupboards, two radiators and exposed brick chimney breast.

## EXTERNALLY

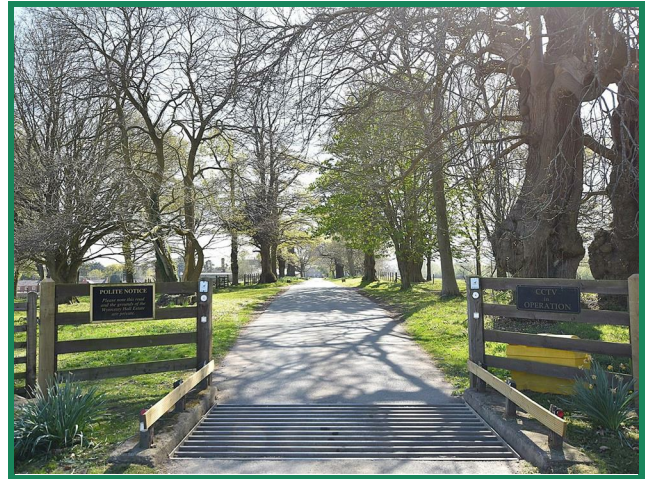
The property has the benefit of two parking spaces to the front of Watkin House with an additional four parking bays within the communal parking area. Watkin House has the benefit of its own front lawned garden which provides a pleasant seating area from which to enjoy the setting. The covered side storage area provides a useful log store together with a good sized store shed (12'0 x 4'0). Access to the boiler room which houses the Worcester gas central heating boiler with Megaflow hot water cylinder, lighting and power. The beautiful communal gardens are a particular feature of Watkin House and not only provides countryside walks but also leisure amenities that include the use of the tennis courts and football goal.

## PLEASE NOTE

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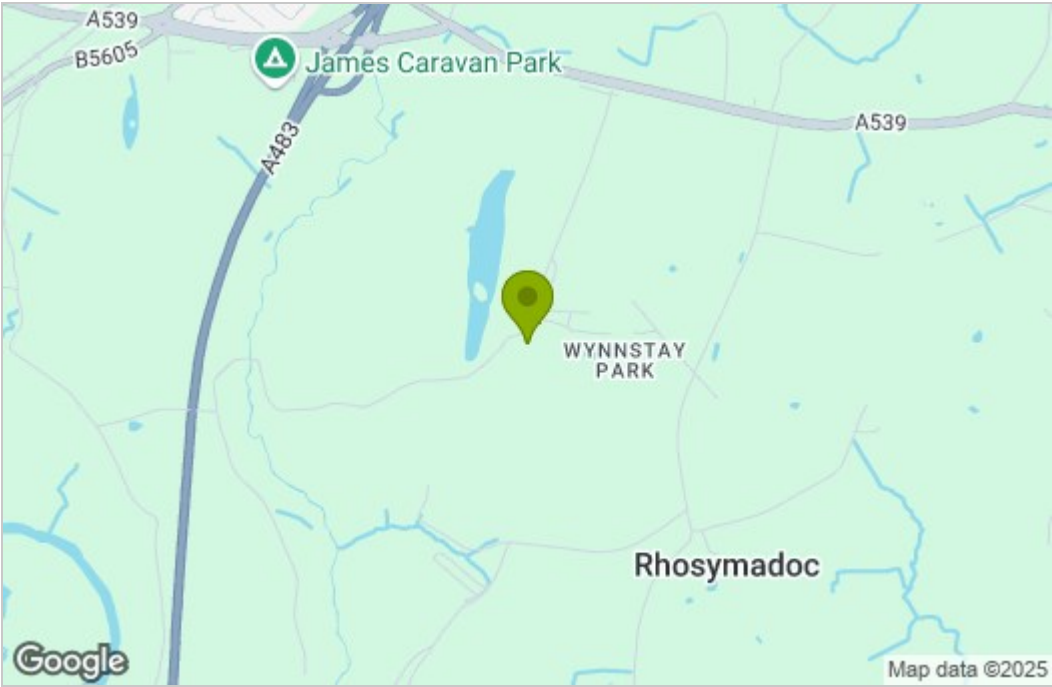




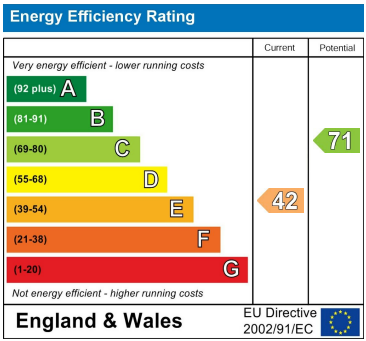


Floor Plan

Area Map



Energy Efficiency Graph



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