



Ysgubor Ucha Farm Pen Y Bryn, Penycae, Wrexham, LL14 1UA

Price £700,000

Enjoying stunning panoramic views across the Dee Valley is this spacious 4 double bedroom detached farmhouse together with a 2 bedroom character cottage set within good sized gardens including an established orchard adjoining lovely countryside.

Additional land available separately if required up to around 5 acres. Located in beautiful countryside yet within commuting distance of Wrexham, Chester and Shropshire, convenient village amenities and both Primary and Secondary schools, the farmhouse briefly comprises an enclosed porch, entrance hall with turned staircase, lounge with sliding patio doors to rear garden, sitting room with French doors, dining room featuring a stone inglenook fireplace with log burner, fitted kitchen, utility room, boot room and cloaks/w.c.

The 1st floor landing connects the 4 double bedrooms (1 with en-suite) and a bathroom. The cottage includes an entrance hall with cloaks/w.c. off, lounge, fitted kitchen diner, staircase from the hall rises to 1st floor landing with exposed beams, 2 double bedrooms and a bathroom. Externally, a gated drive provides ample parking and guest parking to the front of the Farmhouse and continues to the cottage at the side. The rear garden features a large patio area for outdoor entertaining with lawn beyond. To the side is the established orchard with a variety of fruit trees. Energy Rating - E(51)

LOCATION

Ysgubor Uchaf Farm is located on the fringe of the hamlet of Pen y Bryn in an elevated semi rural area surrounded by open countryside enjoying stunning views across the Dee Valley, yet within commuting distance of Wrexham, Chester and Shropshire. The nearby village of Penycae and Ruabon offer a range of convenient shopping facilities and amenities including primary and secondary schools and a train station. There are good road links allowing for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS

Proceed out of Wrexham along the A483 bypass in the direction of Oswestry taking the exit signposted Llangollen. At the roundabout take the 3rd exit and continue across the next roundabout towards Llangollen on the A539. Take the next right turn onto Plas Bennion Road and continue for approx 2 miles into the village of Penycae which leads into Church Street, continue for approximately 1 1/2 mile passing through the hamlet of Pen y Bryn and the property is the 1st on the right.

ON THE GROUND FLOOR

Farm upvc part glazed entrance door opening to:

ENCLOSED PORCH

With tiled flooring, double glazed windows to side and part glazed door opening to:

HALLWAY

Featuring turned staircase with storage cupboard below, additional storage cupboard with modern consumer unit, radiator and four panel doors off.

LOUNGE 17'8 x 15'2 (5.38m x 4.62m)

A spacious reception room having gas wood effect log burner on a tiled hearth, two radiators, upvc double glazed windows overlooking the gardens and two ceiling lights.

SITTING ROOM 14'4 x 12'2 (4.37m x 3.71m)

Upvc double glazed window to front with panoramic views, radiator, beams to ceiling and upvc double glazed French door leading to the rear garden.

DINING ROOM 13'8 x 12'0 (4.17m x 3.66m)

A particular feature of this reception room is the floor to ceiling stone Inglenook fireplace with heavy timber mantel and the warmth of a log burner below and a tiled hearth, beams to ceiling, radiator, upvc double glazed window from which to admire the views and illuminated recessed storage cupboard with shelving.

KITCHEN 12'0 x 10'4 (3.66m x 3.15m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above with far reaching views, part tiled walls, radiator, tiled flooring, Range style cooker, beams to ceiling and wall light points.

UTILITY 15'1 x 7'6 (4.60m x 2.29m)

Fitted with a range of base and wall units with tiled worktops incorporating a Belfast style sink with upvc double glazed window above, radiator, upvc part glazed external door, plumbing for washing machine, space for tumble dryer, part glazed composite door, walk-in larder cupboard with tiled floor, tiled walls and shelving.

BOOT ROOM

With coat hanging space, tiled flooring, upvc double glazed window, ceiling hatch and six panel door to:

CLOAKS/W.C

With low flush w.c, wash basin, part tiled walls and upvc double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With beams to ceiling, upvc double glazed window, Velux roof light window, six panel doors off to all rooms, inset ceiling spotlights and airing cupboard with hot water cylinder and shelving.

BEDROOM ONE 15'0 x 12'7 (4.57m x 3.84m)

Upvc double glazed window to front with panoramic views, radiator and fitted wardrobe. A six panel door opens to:

EN-SUITE

Appointed with a low flush w.c, wash basin, shower area with mains thermostatic shower, upvc double glazed window, heated towel rail, part tiled walls, tiled flooring, inset ceiling spotlights and extractor fan.

BEDROOM TWO 13'1 x 12'8 (3.99m x 3.86m)

Upvc double glazed window to front, radiator, fitted wardrobe, drawer units and beam to ceiling.

BEDROOM THREE 14'6 x 9'4 (4.42m x 2.84m)

Upvc double glazed window to front, radiator, built-in wardrobe, drawer units and beam to ceiling.

BEDROOM FOUR 14'8 x 8'7 (4.47m x 2.62m)

A good sized fourth bedroom with upvc double glazed window overlooking the rear garden, radiator, built-in storage cupboards and wardrobe.

FAMILY BATHROOM

Appointed with a low flush w.c, pedestal wash basin, bath, radiator, shower enclosure with electric shower unit, upvc double glazed window, inset ceiling spotlights and radiator.

THE COTTAGE

A double fronted cottage with part glazed entrance door opening to:

HALLWAY

With tiled flooring, turned staircase to first floor landing, radiator and four panel doors off.

CLOAKS/W.C

Appointed with a pedestal wash basin, low flush w.c, radiator, part tiled walls, tiled flooring and extractor fan.

LOUNGE 14'3 x 9'8 (4.34m x 2.95m)

Double part glazed doors off the entrance hall, upvc double glazed window to front and radiator.

KITCHEN/DINER 14'3 x 10'5 (4.34m x 3.18m)

The kitchen area is fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, tiled flooring, plumbing for washing machine, upvc double glazed window to front and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, Velux roof light window, exposed beams and four panel doors off.

BEDROOM ONE 14'7 x 10'7 (4.45m x 3.23m)

Upvc double glazed window to front with panoramic views, radiator, ceiling hatch to roof space and exposed beams.

BEDROOM TWO

Upvc double glazed window to front, tall almost floor to ceiling timber framed double glazed window to side and radiator.

BATHROOM 8'4 x 5'4 (2.54m x 1.63m)

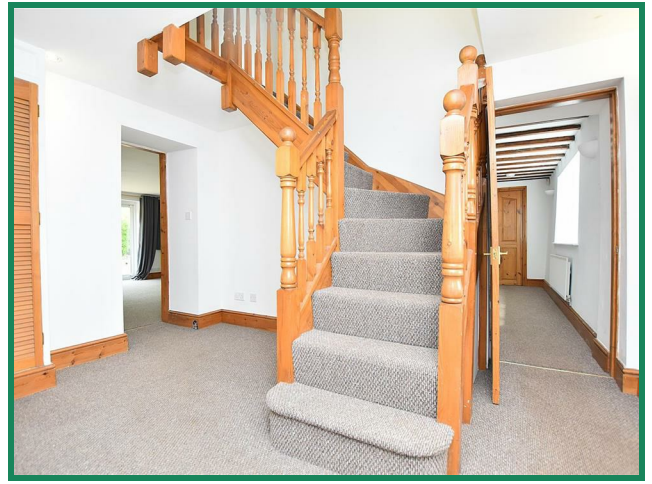
Appointed with a twin grip panelled bath, pedestal wash basin, low flush w.c, part tiled walls, extractor fan, upvc double glazed window and radiator.

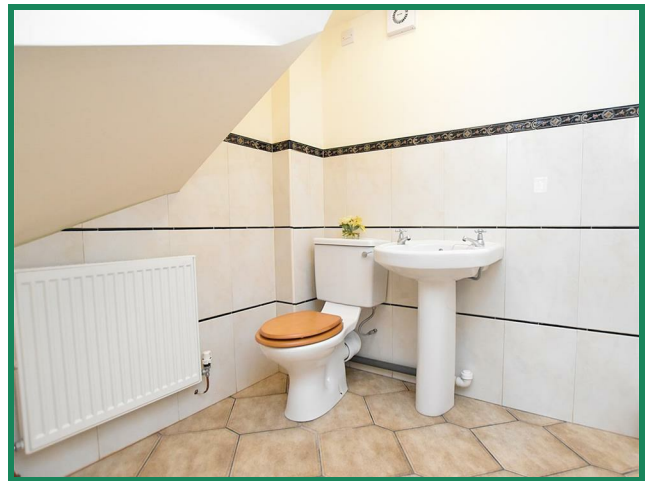
OUTSIDE

The farmhouse and cottage are approached through double farmhouse style gates opening to the private driveway providing ample parking and guest parking alongside a mainly lawned garden and low level stone boundary wall. To one side of the property is access to the cottage and its own gated parking area. The other side of the farmhouse is a lawned area with access to the orchard which includes a variety of fruit trees and lawned area. To the rear of the farmhouse is a large brick paved patio area for entertaining which continues to a further lawned area with a variety of trees and shrubs.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





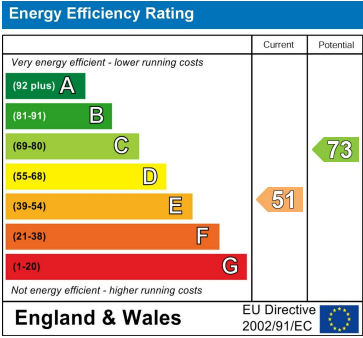


Floor Plan

Area Map



Energy Efficiency Graph



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