

Wingetts

More than just estate agents



2 High Street, Overton, LL13 0DT

Price £395,000

A beautifully presented 4 double bedroom 3 storey period property dating back to 1741 having Grade 2 listed status conveniently located within the heart of the popular village of Overton with its range of day to day amenities and picturesque countryside. This spacious family home displays many charming features together with a former 2 storey bakehouse to the rear which offers plenty of possibilities for business use or additional accommodation subject to any necessary consents. The property briefly comprises a solid Oak entrance door opening to the vestibule which leads through to the spacious dining room with exposed brick fireplace and turned staircase to 1st floor. The dual aspect living room features a bay window to front, exposed beams to ceiling and gas wood effect stove. The kitchen breakfast room is appointed with a range of Oak fronted base and wall cupboards with granite work surface areas and a range cooker.

The 1st floor landing connects the 3 bedrooms and a family bathroom with bath and shower enclosure. The 2nd floor boasts an additional sitting room or games room together with another good size double bedroom with eaves storage space. Accessed from the courtyard style rear garden is a utility room and cloaks/w.c. together with the former bakehouse having a ground floor reception room and 2 further rooms on the 1st floor. An access road at the rear of the property leads to the private drive with double width parking bay and a further patio area for outdoor entertaining that enjoys a sunny and private aspect. Energy Rating - D (60)

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 Marchiel and continue for a further 5 miles into Overton. Proceed past the playing fields on the left, bear to the right and the property will be observed almost immediately on the right.

ON THE GROUND FLOOR

A side oak entrance door opens to:

VESTIBULE

With wood block flooring, alarm control panel and part glazed door leading to:

DINING HALL 19'2 x 10'6 (5.84m x 3.20m)

A lovely reception room featuring exposed brick illuminated fireplace with slate hearth and exposed beam to mantel, recessed shelving, sash window to front, exposed beam to ceiling, two radiators, turned staircase rising to first floor landing with useful storage cupboard below, airing cupboard with radiator and connecting door to:

LIVING ROOM 22'1 x 12'90 (6.73m x 3.66m)

Featuring a bay window to front with deep sill and storage cupboard below, upvc double glazed window to rear, two radiators, exposed beams to ceiling, brick fireplace with inset gas log effect stove on a slate hearth with timber mantel.

KITCHEN/BREAKFAST ROOM 16'5 max x 11'3 (5.00m max x 3.43m)

Appointed with an oak fronted range of base and wall units complimented by granite work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, 'Leisure' Range cooker with five burner gas hob and warming plate, matching 'Leisure' extractor hood above, part tiled walls, integrated dishwasher, tiled flooring, upvc double glazed window, built-in storage, radiator and composite part glazed door to the courtyard.

ON THE FIRST FLOOR

Approached via the staircase from the dining hall with gallery over stairwell, beams to ceiling and two panel doors off to all rooms.

BEDROOM ONE 13'2 x 12'9 (4.01m x 3.89m)

Secondary glazed window to front, radiator and beams to ceiling.

BEDROOM TWO 13'8 x 13'2 (4.17m x 4.01m)

Secondary glazed window, radiator, exposed beams and recessed shelving.

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

Having the benefit of two door built-in wardrobe, upvc double glazed window to rear and radiator.

BATHROOM

Appointed with a four piece suite of twin grip panelled bath with mixer tap and hand held shower take-off, low flush w.c, shower enclosure with electric shower unit, wash basin set within oak vanity unit, fully tiled walls, tiled flooring, upvc double glazed window, radiator, shaver socket, inset ceiling spotlights and extractor fan.

ON THE SECOND FLOOR

The turned staircase continues to the second floor and:

SITTING ROOM/GAMES ROOM 15'1 max x 22'7 max (4.60m max x 6.88m max)

Exposed beams to ceiling, Velux roof light window, radiator and connecting door through to:

BEDROOM FOUR 15'6 x 13'1 (4.72m x 3.99m)

An excellent double bedroom with Velux roof light window, exposed beams, useful eaves storage cupboards and two radiators.

OUTSIDE

Accessed from the kitchen is a delightful stone paved courtyard style garden which leads to:

UTILITY ROOM 9'1 max x 8'0 max (2.77m max x 2.44m max)

Fitted with an oak fronted range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer, space for fridge freezer, radiator, tiled flooring, double glazed window, part tiled walls and six panel door opening to:

CLOAKROOM/W.C

Appointed with a low flush w.c, tiled flooring and double glazed window.

A upvc part glazed entrance door leads into the:

THE FORMER TWO STOREY BAKEHOUSE

With entrance hall, upvc double glazed window and quarry tiled floor.

RECEPTION ROOM 12'5 x 12'0 (3.78m x 3.66m)

Having a continuation of the quarry tiled floor, upvc double glazed window, Worcester gas combination boiler and staircase rising to:

ROOM TWO 13'4 x 12'4 (4.06m x 3.76m)

Upvc double glazed window, two radiators and galleried balustrade over stairwell. A connecting door leads to:

ROOM THREE 13'4 x 8'4 (4.06m x 2.54m)

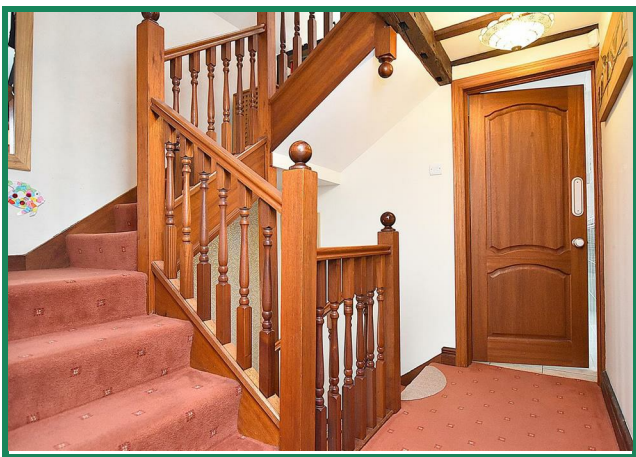
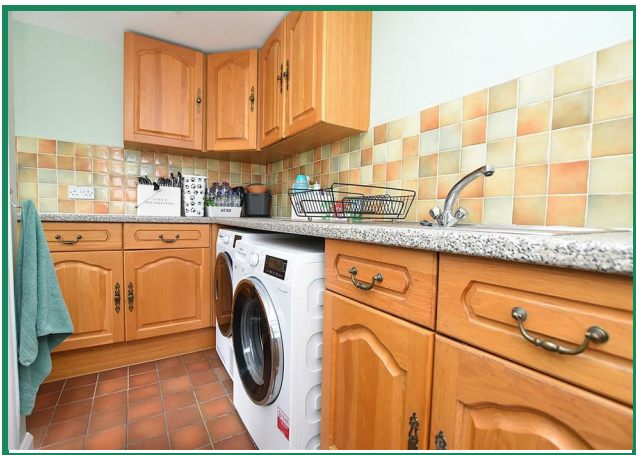
With upvc double glazed window.

OUTSIDE CONTINUED

An access lane off Wrexham Road to the rear of the property leads to the double width private parking space together with a sunny aspect stone paved patio for outdoor dining and barbeques.

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.



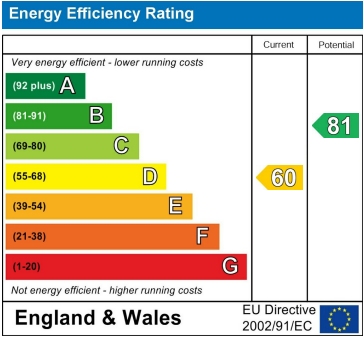


Floor Plan

Area Map



Energy Efficiency Graph



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