

BOWEN
PROPERTY SINCE 1862



Asking Price £525,000

3 Bedrooms 2 Bathrooms Land 5.28 Acres (2.13 ha)

2 Trench Farm Cottages, Red Hall Lane, Penley,
Wrexham, LL13 0NA

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General Remarks

An excellent opportunity to purchase a semi-detached country property within approximately 5.28 acres (2.13 ha) to include grass paddock together with useful timber clad workshop/storage shed. The house provides versatile living accommodation to suit one's personal preferences.

Location: Occupying a pleasant rural location on the North Shropshire/Welsh Border approximately 3.5 miles north of the popular market town of Ellesmere offering an excellent range of local shopping, recreational and educational facilities. The larger town of Oswestry (11 miles), the city of Wrexham (9.5 miles) with links from there to the A5/483 for access to the larger towns and cities beyond.

Accommodation

Partly Glazed Entrance Door:

Spacious Breakfast Kitchen/Diner: 24' 3" x 15' 7" (7.40m x 4.76m) Tile floor & spotlights to ceiling. 'Rangemaster' dual fuel double oven with 6 ring hob, tile splashback and extractor fan. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit units. Partly tiled walls,



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

radiator. Understairs store cupboard Ingle housing 'Clearview' stove with oak lintel above.

Utility Room: 13' 0" x 5' 6" (3.95m x 1.67m) Tile floor. Under counter belfast sink with cupboard below. Fitted wall cupboards, space for washing machine and tumble dryer. Vertical radiator. sky light, Half glazed door to outside.

Cloakroom: Tile floor, vanity wash hand basin, low level flush wc, wall mounted 'Worcester boiler' approximately 12 months old, extractor fan.

Dining/Living Room/Study: 13' 0" x 9' 7" (3.95m x 2.93m) Tile floor, radiator. Sliding patio door to outside/garage.

Lounge: 15' 7" x 12' 0" (4.74m x 3.67m) Dual aspect windows, Brick inglenook housing log burner set on a raised stone hearth, radiator. French door to outside.

Staircase to first floor and landing area: Access to roof space via a loft ladder. Radiator.

Bedroom One: 15' 7" x 10' 3" (4.74m x 3.12m) Dual aspect windows, radiator, two double door wardrobes.

Ensuite Shower Room: 11' 5" x 3' 5" (3.48m x 1.04m) Tile effect vinyl flooring, vanity sink unit with mirror door cabinet above, low flush w.c., fully tiled double walk-in shower with 'Triton Opal 3' electric shower, heated towel rail.

Bedroom Two: 13' 0" x 9' 3" (3.95m x 2.81m) Dual aspect windows, radiator.

Bedroom Three: 11' 8" x 11' 5" (3.56m x 3.48m) radiator.

Bathroom: 12' 4" x 9' 10" (3.76m x 2.99m) Wooden floor, fully tiled shower cubicle with mains fed shower, panel bath with shower attachment, pedestal wash hand basin with tile splash and wall mirror above, low flush w.c., dual radiator/towel rail. Laundry cupboard.

Outside: No:2 Trench Cottages is approached through an entrance gate onto a stone drive which provides ample parking and turning space. The house, workshop/store shed and gardens stand in approximately 0.5 acres (1.23

ha) or thereabouts with the gardens mainly laid to lawn predominantly to the rear.

Timber Clad Industrial Building with timber insulated roof: Useful building with an option of uses presently in two compartments providing:

Garaging: 23' 7" x 16' 10" (7.2m x 5.12m) Industrial lighting.

Workshop: 16' 10" x 15' 0" (5.12m x 4.57m) Industrial lighting and mezzanine floor.

Land - 4.78 acres (1.93 ha): Adjacent to the property and laid to grass.

Council Tax Band 'D' EPC Rating 53|E:

Tenure: We understand the property is freehold with vacant possession upon completion.

Services: Mains electricity, water are understood to be connected. Private drainage.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

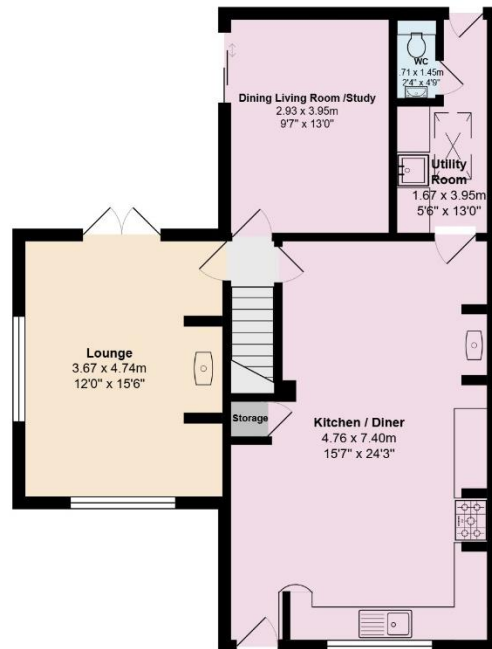
What3Words//attitudes.cleric.hunt:

Directions: From Ellesmere proceed out of the town along the A528 after approximately 3 miles turn right at the crossroads sign posted Red Hall Lane continue for a short distance where the property will be identified on the left handside by the agents for sale board.

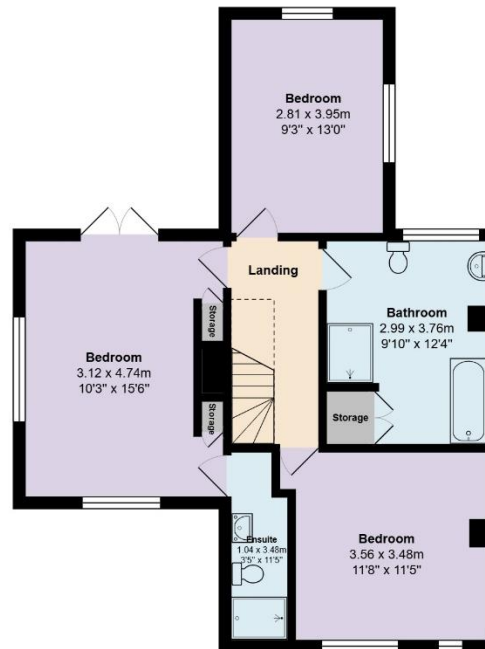




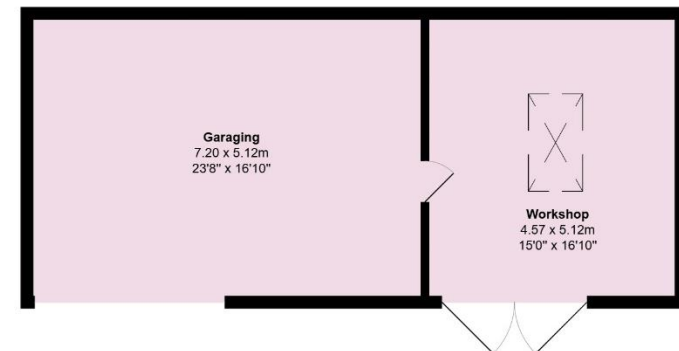
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Ground Floor



First Floor



Total Area: 137.7 m² ... 1482 ft² (excluding outdoor gym, workshop)

All measurements are approximate and for display purposes only