



BAKERS LODGE

RHOSYMADOC | RUABON | WREXHAM | LL14 6LN





BAKERS LODGE

RHOSYMADOC | RUABON | WREXHAM | LL14 6LN

Oswestry 10 miles | Wrexham 7.7 miles | Shrewsbury 27 miles | Chester 22.4 miles
(all mileages are approximate)

A STYLISH FOUR-BEDROOM GATED HOME IN TRANQUIL RHOSYMADOC,
OFFERING OVER 2,600 SQ FT IN TOTAL AND COMBINING COUNTRY
CHARM, MODERN DESIGN, AND ENERGY-EFFICIENT LIVING.

Immaculately Presented Detached Home
Providing circa 2,618 sq.ft of modern living
Beautifully Fitted Contemporary Kitchen
Detached Double Garage/Annexe
Lovely Surrounding Gardens



Oswestry Office

20 Church Street, Oswestry, Shropshire,
SY11 2SP

T: 01691 670320

E: oswestry@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Bakers Lodge is an exceptional country property that successfully blends classic design with contemporary living and sustainability. Set within the peaceful hamlet of Rhosymadoc, the home enjoys a private and well-positioned plot, accessed via gated entry and surrounded by low-maintenance gardens. The property has been thoughtfully constructed to offer both comfort and efficiency, with generous proportions, high ceilings, and a quality of finish that sets it apart.

With its energy-saving features, flexible accommodation, and attractive setting, the property represents a rare opportunity to acquire a stylish, well-located home suited to a range of lifestyle needs.

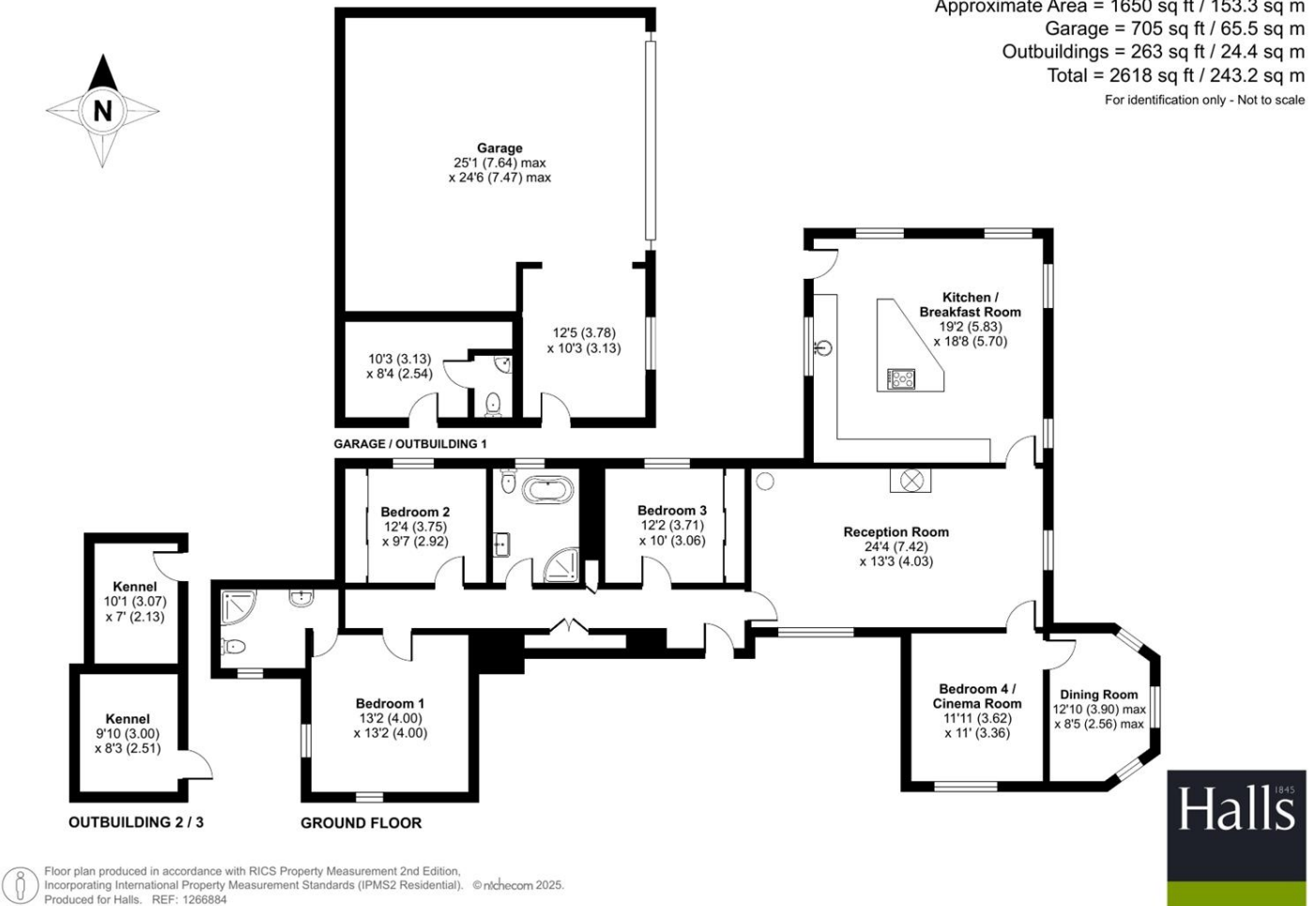
SITUATION

Bakers Lodge is situated in the idyllic rural setting of Rhosymadoc, a charming hamlet located on the outskirts of Ruabon, within easy reach of Wrexham and Llangollen. This peaceful location offers the perfect blend of countryside tranquillity and accessibility, making it ideal for families, professionals, or downsizers seeking a quieter pace of life without compromising on convenience.

The nearby village of Ruabon offers a selection of local amenities including shops, cafes, a post office, and well-regarded schools. For more extensive shopping and leisure, the larger town of Wrexham is just a short drive away, and the scenic riverside town of Llangollen provides a host of cultural, outdoor, and dining experiences.

PROPERTY

Bakers Lodge is entered via a welcoming porch and elegant hallway that immediately showcases the home's high ceilings and sense of flow. The principal reception space is a light-filled sitting room centred around a feature fireplace, which leads seamlessly into a versatile



cinema snug—currently configured for entertainment but equally suited to use as a playroom or study. A separate formal dining room sits beyond, offering a refined space for family meals or entertaining, while the kitchen/breakfast room forms the true heart of the home, with granite worktops, high-spec appliances, and a central island concealing a rising TV.

Upstairs, the principal bedroom enjoys fitted wardrobes and a stylish en-suite, while two further double bedrooms and a fourth flexible room—ideal as a nursery or dressing room—are served by a well-appointed family bathroom. A ground floor cloakroom and ample storage complete the accommodation.



GARDENS

The property benefits from low maintenance wrap around gardens with a well manicured lawn and well stocked flower and shrub beds.

DETACHED DOUBLE GARAGE

The property benefits from a detached double garage, thoughtfully designed to offer much more than just vehicle storage. This space could be easily converted to provide an annex, if required subject to the necessary planning consents.

Above the garage sit 24 high-performance solar panels, forming an integrated energy system that significantly reduces electricity costs and supports sustainable living. The system is designed to intelligently support the home's energy usage, offering long-term financial and environmental benefits.

The garage also features a dedicated EV charging point, catering to the needs of electric vehicle owners and future-proofing the property for the growing shift toward green transport. Together, these features elevate the garage from a standard outbuilding to a multi-functional asset—combining convenience, innovation, and eco-conscious living

SCHOOLING

Primary education is available in nearby Ruabon and Trevor, with further options in Chirk. For secondary schooling, Ysgol Rhiwabon is within easy reach, along with independent options such as Moreton Hall, Oswestry School, and Ellesmere College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – G

EPC

Rating - F

FIXTURES & FITTINGS

The fitted carpets as laid, light fittings and curtains are included in the sale. Only those items described in these particulars are included in the sale. The vendor will explain PV system on viewing.



DIRECTIONS

From Wrexham, take the A483 southbound towards Ruabon. Exit at the Ruabon interchange and follow signs into the village. Proceed through the village centre and continue along Newbridge Road (B5605) heading towards Rhosymadoc. As you enter

Rhosymadoc, look for a right-hand turn onto the private lane or local signage directing you toward Bakers Lodge. The property is discreetly positioned but easily accessible via a private approach.

what3words: ///deserved.flash.unfounded

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



