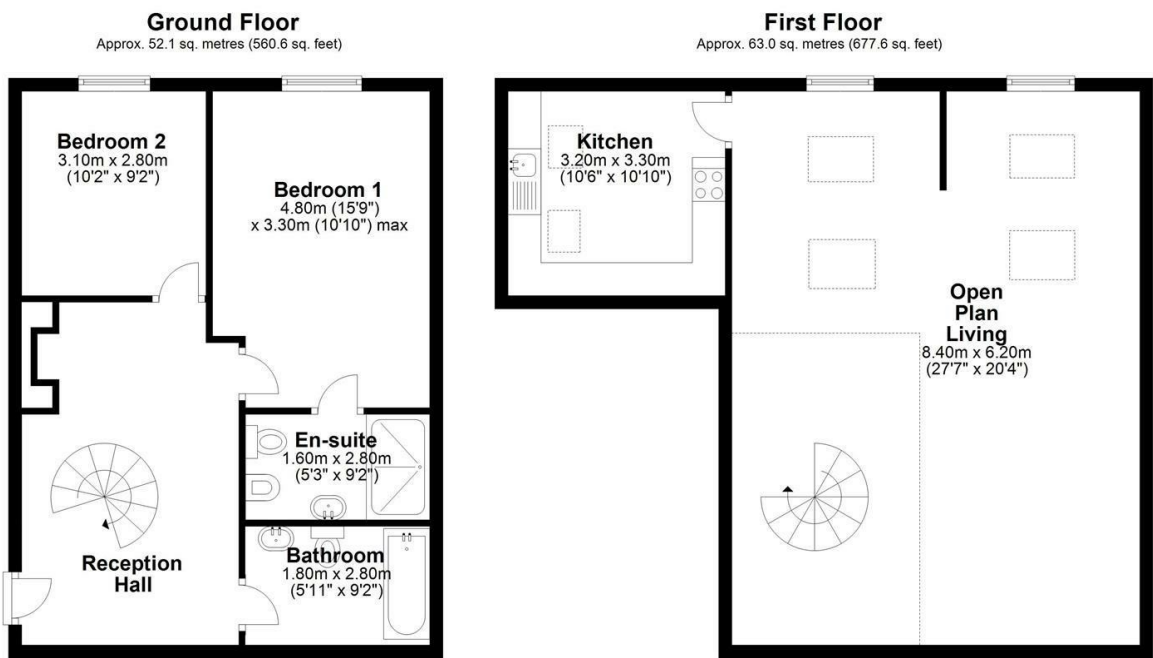


FOR SALE

The Scullery, Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LA



Total area: approx. 115.0 sq. metres (1238.2 sq. feet)
The Scullery

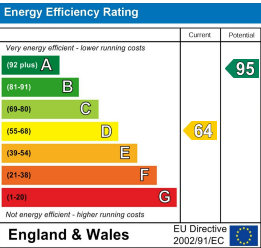
FOR SALE Offers in the region of £200,000

The Scullery, Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LA

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



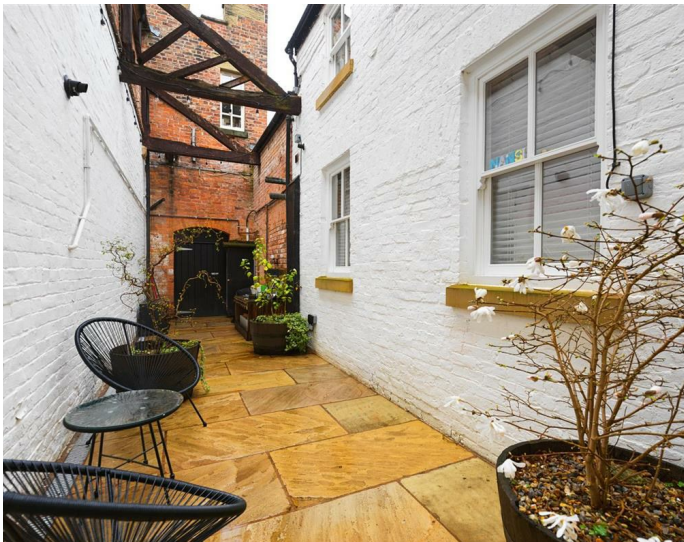
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Unique townhouse within prestigious Wynnstay Hall Estate
- Striking open-plan first-floor living area with exposed beams
- Modern fitted kitchen with integrated appliances
- Access to landscaped communal gardens and residents' tennis court
- Easy commute to Wrexham (6 miles), Oswestry (10 miles) and Chester (18 miles)
- Viewing highly recommended

DESCRIPTION

Halls are delighted to offer for sale The Scullery, a distinctive two-bedroom duplex home set within the magnificent Wynnstay Hall Estate. The property occupies a tucked-away position and combines period charm with contemporary open-plan living.

The accommodation is arranged over two floors and includes a welcoming reception hall with tiled flooring and a striking spiral staircase, two double bedrooms, and two bathrooms (one en suite) to the ground floor. The first floor opens into a superb open-plan living/dining area with vaulted ceiling, exposed beams, and character stonework, together with a fitted kitchen equipped with modern appliances.

The Scullery enjoys the perfect balance of rural tranquillity and accessibility, providing a peaceful lifestyle within reach of nearby towns and commuter routes.

SITUATION

The Scullery occupies a delightful position within the exclusive Wynnstay Hall Estate, a private country estate renowned for its magnificent Grade I Listed parkland and landscaped gardens originally designed by Lancelot "Capability" Brown. The estate lies on the outskirts of Ruabon, a popular village offering local amenities including shops, pubs, a primary school, and a train station providing direct services to Wrexham and Chester.

The nearby market towns of Oswestry and Wrexham offer a comprehensive range of shopping, leisure, and educational facilities, while the historic city of Chester (approximately 18 miles) provides extensive retail and cultural amenities as well as mainline rail links to Liverpool, Manchester, and London.

The area is also well served for those who enjoy the outdoors, with access to scenic country walks, the Dee Valley, and the Berwyn Mountains. Excellent road connections via the A483 and A5 provide convenient access to the wider region including Shrewsbury and the Midlands.

DIRECTIONS

From Oswestry proceed towards Wrexham on the A483 and proceed over the Gledrid and Halton roundabouts. Continue and take the next left hand turning for Ruabon. Turn right at the roundabout and then proceed straight on to the T junction. Turn right and continue along this road where the entrance to Wynnstay Hall estate will be observed on the right hand side. Proceed up the drive and continue to the right hand side of the main Hall into the visitors car parking area.

THE ACCOMMODATION

A period entrance door leads into:-

RECEPTION HALL

With a tiled floor, feature spiral staircase leading to first floor, feature former fireplace display and radiator.

BEDROOM ONE

15'8" x 10'9" max
With window, radiator and a built in storage cupboard housing the boiler.

ENSUITE

5'2" x 9'2"
With a four piece suite comprising: wash hand basin, bidet, low flush WC, double shower unit, tiled walls, heated towel rail.

BEDROOM TWO

10'2" x 9'2"
With window and radiator.

BATHROOM

5'10" x 9'2"
With suite comprising: wash hand basin, bath with shower attachment and glazed screen, tiled walls, heated towel rail, shaver point.

FIRST FLOOR ACCOMMODATION

From the Reception Hall a feature spiral staircase leads to:-

OPEN PLAN LIVING ROOM/ DINING ROOM

27'6" x 20'4"
With two windows and four Velux windows, three radiators, exposed beams, internal door to:-

KITCHEN

10'5" x 10'9"
A modern fitted kitchen comprising a range of fitted wall and floor units, work surfaces, 1 1/2 bowl sink unit, built in range cooker, washing machine, dish washer and fridge freezer, exposed stonework, two Velux windows, exposed ceiling beams.

OUTSIDE

The Wynnstay Hall Estate is approached along a magnificent tree lined driveway leading to the allocated parking and visitors parking. Residents have extensive use of the Grade I Listed gardens and communal tennis courts. The property enjoys a truly unique location and a personal inspection of this wonderful property is fully recommended. Allocated parking space.

LOCAL COUNCIL

Wrexham County Council - Band E.

TENURE

We have been informed the property is leasehold with 999 years remaining (to be confirmed). There is a Service/Maintenance Charge of approximately £170.00 per calendar month to cover external maintenance.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

ANTI MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.