



**BOWEN**

PROPERTY SINCE 1862

Asking Price £220,000

🏠 2 Bedrooms 🚿 2 Bathrooms

31 Tattersall Stables Wynnstay Hall Estate,  
Ruabon, Wrexham LL14 6LB

# 31 Tattersall Stables, Wynnstay Hall Estate, Ruabon, Wrexham LL14 6LB

## General Remarks

A unique and beautifully presented two bedroom duplex apartment opposite the entrance to the main walled pleasure garden and lake of the Grade II Listed Wynnstay Hall which is set in 27 acres of Grade I Listed Shared Grounds laid out by Capability Brown in 1777. Accommodation of considerable character comprises on the ground floor a shared recessed porch; lounge with full height ceiling and partially enclosed spiral staircase leading off; kitchen with dark blue shaded units and range cooker; inner hall to double bedroom and bathroom. Upstairs a mezzanine landing providing a useful sitting/study area; fitted double bedroom and en-suite shower room. The property is double glazed and gas centrally heated from a 2022 'Worcester' boiler. Two car spaces. Long Leasehold. EPC Rating - 75|C.



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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.

**Location:** The Wynnstay Hall Estate is approached over a magnificent one third of a mile long tree-lined drive from the A539 Ruabon to Overton Road. It is situated about half a mile from the historic village of Ruabon, which lies at the centre of a triangle formed by the towns of Oswestry, Llangollen and Wrexham, all approximately seven miles away. The nearby A483 dual carriageway accesses Chester (18 miles) and the motorway network to the north with Oswestry, Shrewsbury and the M54 to the south. Village amenities include a variety of Shops, Primary and Secondary Schools, a Health Centre, a choice of Hostelries and a Railway Station.

**Constructed** of stone beneath a slated roof.

Accommodation

**On The Ground Floor:**

**Shared Recessed Porch:**

**Lounge:** 15' 6" x 15' 3" (4.72m x 4.64m)  
Feature 17'3" full height ceiling. Oak finished laminate flooring. Partially enclosed spiral staircase leading off. Gas and electricity meter cupboards with cold water tap. Two radiators. Four double power points. Telephone point. Television aerial point. 6' high Georgian style single glazed window. Oak framed glazed doors leading off to:

**Kitchen:** 9' 10" x 7' 9" (2.99m x 2.36m) Fitted to the two long walls with ranges of dark blue shaded units. To one wall there is a single drainer stainless steel sink unit with mixer tap attachment inset into a range of five-doored base cabinets with drawers and five-doored suspended wall cabinets above, one glass-fronted. To the other wall there is a range of three-doored base units with a central "SMEG" range cooker having an induction hob and three ovens. Ceramic backing with a chimney-style extractor hood above set between three-doored suspended wall units. Space for an upright fridge freezer. Mosaic tiled splash-back. Radiator. Four double power points exposed with concealed spurs for appliances. Extractor fan. Oak framed glazed door to:

**Utility Room:** 7' 10" x 5' 4" (2.39m x 1.62m) Wall mounted "Worcester" combination gas-fired central heating boiler. Plumbing for a washing machine. External door. Double power point.

**Inner Hall:** 8' 2" x 2' 11" (2.49m x 0.89m) Radiator. Matching flooring to Lounge. Smoke alarm. Inset ceiling lighting.

**Bedroom 2:** 10' 9" x 10' 9" (3.27m x 3.27m) Wide 4'7" external door with double glazed side reveal to Courtyard. Radiator. Inset ceiling lighting. Double power point.









**Bathroom:** 6' 11" x 4' 11" (2.11m x 1.50m) Fitted three piece white suite with chrome fittings comprising a panelled bath with shower mixer tap attachment, pedestal wash hand basin and close coupled w.c. Half-tiled walls. Radiator. Inset ceiling lighting.

**On The First Floor:**

**Mezzanine Landing:** 11' 4" x 9' 10" (3.45m x 2.99m) Forming an attractive Seating/Study Area. Two double power points. Smoke alarm. Inset ceiling lighting. Part obscure glazed brick feature wall to:

**Bedroom 1:** 15' 3" x 11' 4" (4.64m x 3.45m) Fitted light oak finished eight-doored wardrobes, two with mirror doors. Radiator. Two double power points with concealed sockets. Inset ceiling lighting.

**En-Suite Shower Room:** 7' 1" x 4' 9" (2.16m x 1.45m) Fitted three piece white suite with chrome fittings comprising a 1200 mm shower tray with folding screen entrance door and mains thermostatic shower unit, pedestal wash hand basin and close coupled w.c. Part tiled walls. Chrome ladder radiator/towel rail. Inset ceiling lighting. Extractor fan.

**Outside:** Two Dedicated Car Parking Spaces.

Rear cobbled and riven flagged Seating Area leading onto a shared Courtyard beyond.

Use of the 27 acres of communal grounds.

**Services:** Mains water, electricity and gas are connected subject to statutory regulations. Private shared drainage.

The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the Utility Room and which was installed in October 2022.

**Tenure:** Leasehold. Vacant Possession on Completion. We understand that the lease was 999 years from 2003. The Service Charges are currently £711 per quarter, payable to Paramount Estates. This covers external maintenance, upkeep of the 27 acre of estate grounds, window cleaner and sewage charge.

**Note:** Certain fitted floor and window coverings are available by negotiation.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** For satellite navigation use the post code LL14 6LB. From Wrexham proceed south on the A483 until eventually taking exit 1 signposted Whitchurch and Llangollen. At the exit slip-road turn left and at the T junction turn right towards Overton. At the brow of the hill turn right between the two gatehouses onto the tree-lined drive. Proceed until reaching the visitor car parking area to the right of the main entrance. Park here to be met by the viewing representative.

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

### Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



