

Town & Country

Estate & Letting Agents

Brooklyn House, Pen-Y-Cae

Offers In Excess Of £700,000



A period detached property having an abundance of charm and character dating back to approximately 1820. This impressive house is situated on a generous sized plot, approached along a tree lined driveway and has approximately two acres including a paddock. Offering adaptable family accommodation, including an Annex, Stables, Storeroom, Carport, Double garage, and mature gardens. Viewing is essential to appreciate this beautiful home.

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DESCRIPTION

This impressive property has an abundance of character, the adaptable accommodation blends effortlessly with modern day family living. The property dates to approximately 1820, this imposing home sits on a generous sized plot approximately two acres, approached over a long tree lined driveway, with the benefit of a paddock. Well, presented throughout and having the benefit of gas central heating and UPVC double glazing. The spacious accommodation comprises an entrance hall with a striking ruabon quarry tiled floor, a spacious living room with a cast iron burner on a stone hearth, a sitting room and a charming formal dining room, a separate dining room is off the modern fitted kitchen and there is a separate utility room. The first-floor landing offers access to the family bathroom, all four double bedrooms, the principal bedroom having a dressing room and an En suite shower room off. Attached to the property is a two-bedroom Annex which could be utilised in a variety of ways, the accommodation comprises of an open plan living room, kitchen and dining area with two bedrooms off. a shared Jack and Jill shower room and a utility room. Externally situated within the gravelled parking area are four stables with power and light, with an attached tack/storeroom, a carport and double garage. The property is entered via gated access opening to a tree lined driveway protected from the road by high

stonewalling. The driveway leads to gravelled opening providing ample off-road parking and turning for several vehicles and providing access to an array of outbuildings. Alongside the driveway to the right-hand side of the main property is access to the paddock extending to approximately two acres. The established rear garden is laid to lawn with a shrubbed garden having high stonewalling to the side and rear, a paved patio area and pathway leading to the vegetable garden.



LOCATION

Pen-Y-Cae is a small village situated in the county borough of Wrexham, which is in the north-eastern part of Wales. The village is known for its picturesque countryside surroundings and offers a peaceful and rural living environment. Wrexham is a historic market town and the largest town in North Wales. It offers a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and recreational facilities. It provides residents with a peaceful and rural lifestyle while still being within a reasonable distance from the amenities and attractions of Wrexham town.

DIRECTIONS

From the Wrexham branch. Head north-east on King Street towards Lord Street. Turn right onto Duke Street. Turn right onto Regent Street. Regent Street turns left and becomes Bradley Road/A5152.

Turn right onto Central Road/A541. Turn left onto Regent Street/A541. Continue to follow A541. At Plas Coch Roundabout, take the 2nd exit onto Mold Road/A541. At the roundabout, take the 1st exit onto the A483 slip road to Oswestry. Merge onto A483. At junction 1, take the A539 exit to Whitchurch/Llangollen. At the roundabout, take the 3rd exit onto Ruabon Interchange/A539. Go through 1 roundabout. At the roundabout, take the 3rd exit onto Llangollen Road/A539. Turn right onto Plas Bennion Road. The property will be located on the right and identified by our For Sale Board



ENTRANCE HALL

23' 2 x 8' 8 max

The property is entered through an oak panel front door opening to a black and red quarry tiled floor. An exposed beam ceiling and stairs off rising to the first floor accommodation with access to the cellar below. The entrance hall has a radiator and oak doors opening to the living room and sitting room and glazed internal doors to the dining room and utility room.

CELLAR

10'11 x 10'8

Approached via steps from the main reception hall.



LIVING ROOM

Having a UPVC double glazed window facing the front elevation, exposed beams set within the ceiling, radiator and an exposed brick fireplace housing a cast iron multi burner sitting on a stone hearth.



FORMAL DINING ROOM



KITCHEN

13'2 x 11'8

The kitchen is fitted with a range of light oak fitted wall, base and drawer units complimented by ornate handles and display cabinets with a central island unit with granite work surface. The kitchen work surface houses a resin double bowl sink unit with single drainer and mixer tap. Having a tiled splashback space for a range cooker with a stainless steel extractor hood, space and plumbing for a dishwasher. There is a separate larder. Recessed downlights in the ceiling, built in shell cupboard and UPVC double glazed window and UPVC double glazed door opening to the rear elevation of the property.



DINING ROOM

17'2 x 13'6

Having exposed beams and brick flu housing a cast iron log burner and further kitchen cupboards, display unit and storage units. Ceramic tiled floors, a radiator and two UPVC double glazed windows facing the rear elevation. An open through way leads to the kitchen.



SITTING ROOM & FORMAL DINING ROOM

17'8 x 24'7

Having a bay UPVC double glazed window facing the front elevation, exposed floorboards and ceiling beams, a radiator and an open fire with marble hearth and Adams surround.



UTILITY ROOM

13'0 x 6'3

With a built in shelved larder off, fitted light oak style wall and base units with space and plumbing for a washing machine, a ceramic tiled floor and a cloakroom WC off. Glazed door opening to the annex and utility room.

CLOAKROOM W.C.

Housing a low-level WC and corner wash hand basin with recessed downlights and extractor set within the ceiling.



FIRST FLOOR LANDING

A continuation of the banister and balustrades from the entrance hall leads to a spacious landing with a UPVC double glazed window facing the front elevation. Access to the loft and doors open to all four bedrooms and the family bathroom.



EN SUITE SHOWER ROOM

Having a built-in cupboard housing, the Worcester gas combination boiler (installed in 2020) and underfloor heating. Fitted with a three piece white suite comprising an oversized corner shower enclosure with thermostatic shower, a dual flush low level WC, pedestal Wash hand basin and a chrome heated towel rail. Partially tiled walls, a ceramic tiled floor and opaque UPVC double glazed window facing the rear elevation. Recessed downlights and an extractor fan sat within the ceiling.



BEDROOM THREE

14'7 x 17'5

With a UPVC double glazed window facing the rear elevation, radiator and ornamental miniature exposed brick fireplace and a fitted floor to ceiling wardrobe with lever latch doors,



PRINCIPLE BEDROOM

15'4 x 18'5

A double aspect room with UPVC double glazed windows facing the front and side elevations, radiator and oak door opening to the landing and a glazed door opening to the dressing room.

DRESSING ROOM

10'2 x 8'4

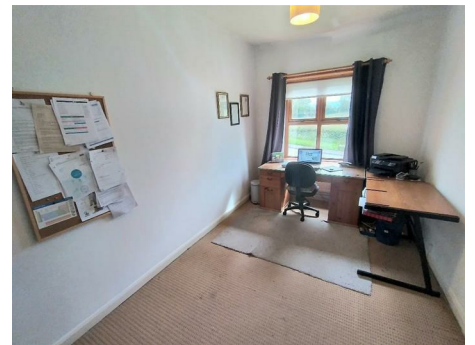
Fitted with floor to ceiling wardrobes either side with a mirror insert. A glazed opaque oak door off opens to the En suite shower room.



BEDROOM TWO

16'9 x 13'4

Entered via an oak door, having a fitted shelf cupboard, a radiator and a UPVC double glazed window facing the front elevation.



BEDROOM FOUR

16'9 x 7'9 max

Providing loft access and having a UPVC double glazed window to the side elevation and radiator below. Currently used as an office but will comfortably accommodate a double bed and wardrobe.



BATHROOM

10'7 x 5'4

The bathroom is fitted with a three piece white suite having chrome finished fittings with feature taps comprising close-coupled toilet. Bath with shower unit overhead and hand basin. Loft Access.



ANNEX

16'4 x 17'4

The annex is accessed either from the main house via the utility room or via its own door leading out to the side courtyard. The annex comprises an open plan living, dining and kitchen area with access to the side gravelled area via a double glazed UPVC door. Double UPVC double glazed French doors lead to the front elevation lead out to a patio area. There are two bedrooms leading from the main living area, connected via a Jack and Jill, En suite shower and bathroom. Both bedrooms have windows with views over the rear garden. Radiators are situated in the

main living area and in each bedroom and in the en suite shower room.



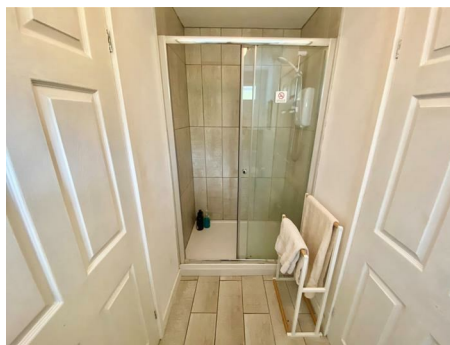
KITCHEN AREA



BEDROOM ONE

10'0 x 8'8

With timber laminate flooring, a radiator and UPVC double glazed window to the rear elevation and a door opening to the Jack and Jill shower room.



JACK & JILL SHOWER ROOM

10'0 x 3'8

Installed with a double shower enclosure with electric shower, a dual

flush low level WC, a wash hand basin with mixer tap and vanity unit, heated towel rail, a ceramic floor, partially tiled walls, and extractor fan and a high-level UPVC double glaze window facing the rear elevation.



BEDROOM TWO

10'0 x 8'2

With timber laminate flooring, a radiator and window facing the rear elevation.

UTILITY ROOM

Fitted with Light oak style wall and base units with stainless steel handles and space and plumbing for a washing machine, a glazed door off opens to the main residence utility room.

EXTERNALLY

The property is entered via double gated access opening to a tree lined driveway protected from the road by high stonewalling. The driveway leads to gravelled opening providing ample off-road parking and turning for several vehicles. Situated around the gravelled parking area there are four stables with power and light, with an attached tack/storeroom, a carport and double garage.



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Alongside the driveway to the right-hand side of the main property is access to the paddock.

The established rear garden is laid to lawn with a shrubbed garden having stonewalling to the side and rear, a paved patio area and pathway leading to the vegetable garden.



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GARAGE/OUTBUILDINGS & STABLES

A garage measuring 17'9" x 18'0" is accessed through two single up and over garage doors, having power and light. An attached covered carport also having power and light. To the side is a tack

room /store access to double timber doors. There also four stables with power and water.



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ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

SUBMIT AN OFFER

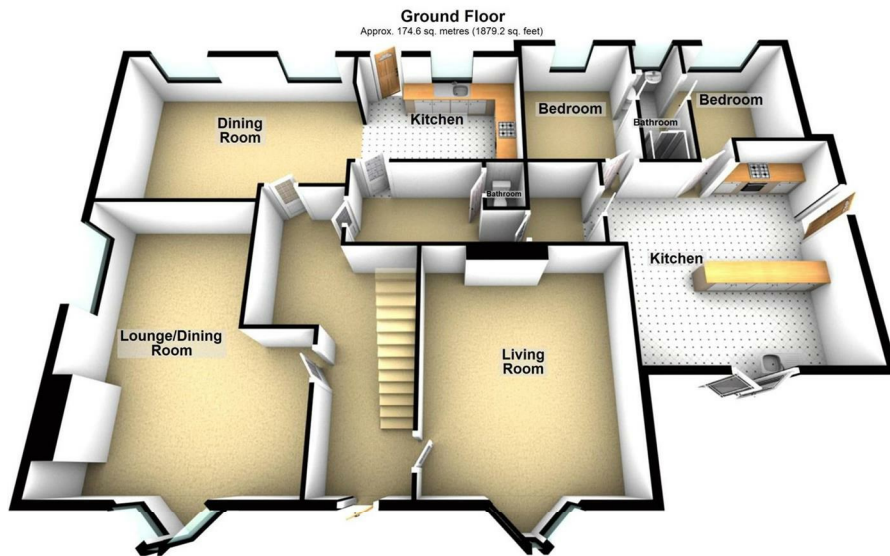
If you would like to submit an offer please contact the Wexham branch and a member of the team will assist you further.

SERVICES TO PROPERTY

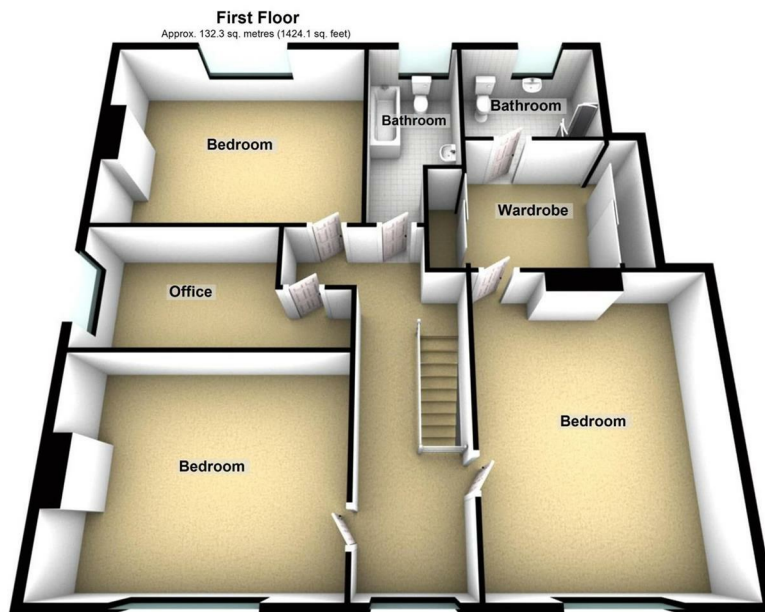
The agents have not tested the appliances listed in the particulars. This property is mains gas and mains water and sewage
Tenure: Freehold
Council Tax: F £2909

MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01978 291345. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 306.9 sq. metres (3303.3 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |