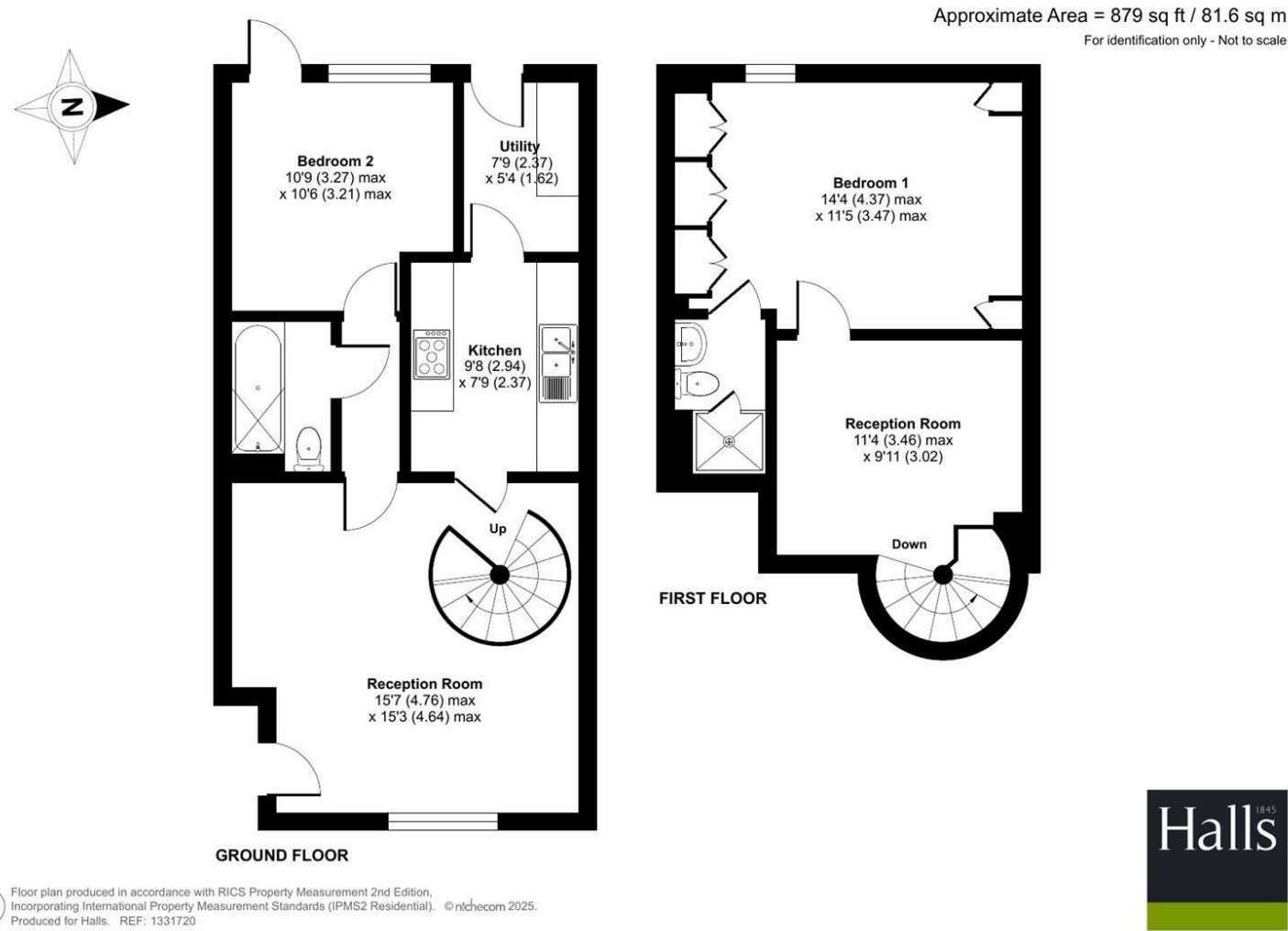


FOR SALE

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

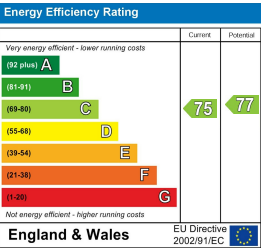


31 Tattersall Stables Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LB

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



A well presented two-bedroom character property boasting around 900 sq ft of flexibly arranged living accommodation, allocated parking, and full access to the circa 27ac of carefully maintained parkland forming the Wynnstay Hall Estate, near Ruabon.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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FOR SALE

Ruabon (→ 1 mile), Wrexham (6 miles), Chester (17 miles), Shrewsbury (26 miles).

All distances approximate.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Character Property
- Elegantly Appointed
- Versatile Accommodation
- Allocated Parking
- Access to circa 27ac of Parkland
- Courtyard Setting

DESCRIPTION
Halls are delighted with instructions to offer 31 Tattersall Stables for sale by private treaty.

31 Tattersall Stables is a stylishly presented two-bedroom character property elegantly set within a courtyard development on the renowned Wynnstay Hall Estate, which has been carefully maintained by the current vendor to now provide almost 900 sq ft of elegantly appointed and flexibly arranged living accommodation situated across two floors, these comprising, on the ground floor, a Reception Room, Kitchen, Utility Room, Bedroom, and Bathroom, together with a first floor Mezzanine and Master Bedroom with En-Suite.

SITUATION
The property occupies an elegant courtyard position within this renowned development which, whilst offering an idyllic semi-rural setting, retains a convenient proximity to the nearby village of Ruabon, which boasts a range of day-to-day amenities, including Schools, Convenience Stores, Medical Facilities, Public Houses, and an array of independent Shops, alongside excellent transport links via a train station and the A5. The nearby county centres of Wrexham, Chester, and Shrewsbury all lie within a reasonable commuting distance and provide a more comprehensive offering of amenities, including artistic and cultural attractions.

WYNNSTAY HALL ESTATE
Wynnstay Hall is the former seat of the prominent Williams-Wynn family; a sprawling country estate perched above the meandering River Dee and standing as a imposing and iconic landmark on the border between England and Wales. Following centuries of private ownership, the Estate was sold with plans to become an exciting collection of high-specification properties nestling within the retained estate grounds; following completion of the project, the properties remain almost uniquely placed within the local marketplace and continue to command attention for their character and situation.

SCHOOLING
Within a convenient proximity are a number of well regarded state and private schools, including St.Mary's Primary, Ysgol Rhiwabon, Eyton Primary, Pentre Primary, Moreton Hall School, Oswestry School, and Ellesmere College.

THE PROPERTY
The property provides principal access via a front door positioned within an elegant archway, this opening into an impressive Reception Room with full height ceilings, ornate windows onto the front elevation with fitted plantation shutters, and a enclosed spiral staircase which winds to the first floor; alongside a further door which allows access into a stylishly presented Kitchen, this boasting a selection of sympathetically designed base and wall units with work surfaces over, as well as a door which opens into a particularly useful Utility Room with planned space for appliances and a door which exits onto the communal courtyard.

Also accessed from the Reception Room is an inner hallway which culminates at a ground floor Bedroom providing ample space for a double bed positioned before a wooden stable-style door flanked to one side by glazing; the room could, if preferred, be utilised as a dedicated Dining Room or similar. The ground floor accommodation is completed by a Bathroom containing a modern white suite comprising bath, hand basin, and low-flush WC.

A staircase rises from the Reception Room to a mezzanine level overlooking the ground floor, this offering excellent potential for a variety of usages, be that as Office area, Library/Reading Nook, or even a landing Bedroom. A door leads from the mezzanine to a well proportioned master Bedroom boasting a selection of integrated wardrobes/storages and a window which faces onto the courtyard, with a door leading into an adjoining En-Suite Shower Room.

OUTSIDE
Occupants of Tattersall Stables enjoy access to a well-maintained communal courtyard which is enveloped by the development and benefits from seating areas and floral beds, with number 31 boasting a dedicated area of courtyard immediately beyond the rear door, this presently utilised as an external seating space. The property enjoys full access to the manicured grounds of the Wynnstay Hall Estate which comprises circa 27 acres of beautifully maintained grounds which surround the development, partis of which enjoy Grade I listed status and comprise sweeping expanses of parkland, tennis courts, and pleasure garden, the latter having been designed by the renowned Lancelot "Capability" Brown; with the property enjoying two allocated parking spaces.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Reception Room - 4.76m x 4.64m (max)
Kitchen - 2.94m x 2.37m
Utility Room - 2.37m x 1.62m
Bedroom - 3.27m x 3.21m
Bathroom -

- First Floor -
Mezzanine - 3.46m x 3.02m
Master Bedroom - 4.37m x 3.47
En-Suite -

W3W
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DIRECTIONS
Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the centre of the village, turn left, continuing on this road our of the village in the direction of Ruabon. Shortly after passing the Cross Foxes public house, take a left hand turn leading onto the A539 (signposted Ruabon) and proceed for approximately 2.7 miles where a left hand turn leads into the Wynnstay Hall Development. Number 31 lies on the eastern side of the Tattersall stable block.

SERVICES
We are advised that the property is served by mains water, electric, and gas. Drainage is to a communal system.

LOCAL AUTHORITY
Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX
The property is shown as being within council tax band F on the local authority register

TENURE AND POSSESSION
The property is said to be of Leasehold Tenure with a lease of 900 years having been granted in 2000, thus, at time of writing, around 874 years remain unexpired.

Vacant possession will be granted upon completion.

GROUND RENT & SERVICE CHARGE
We are advised of a service charge of £268 pcm alongside a £58pcm charge for buildings insurance. Ground rent of one daffodil bulb per annum.

LISTING
We understand the property is Grade II* listed

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.