

45 TATTERSALL STABLES

RUABON | WREXHAM | LL14 6LB







A beautifully characterful three-bedroom home extending to over 1,100 sq ft, set within the historic Wynnstay Hall Estate, with two parking spaces, courtyard setting and views towards the estate grounds.

Offers in the region of £239,950





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- **Grade II Listed Three-Bedroom Character Home**
- **Prestigious Setting Within The Historic Wynnstay Hall Estate**
- **Impressive Double-Height Dining Area And Galleried Living Room**
- **Principal Bedroom With En-Suite And Views Over The Lake**
- **Access To Approximately 70 Acres Of Communal Grounds And Tennis Courts**
- **Two Allocated Parking Spaces And Private Courtyard Seating Area**

DESCRIPTION

45 Tattersall Stables is a distinctive Grade II Listed three-bedroom character home forming part of the historic Wynnstay Hall Estate, an impressive courtyard development set within beautifully maintained communal grounds, extending to 70 acres, including lakes, parklands and tennis courts.

The property offers approximately 1,105 sq ft of internal accommodation arranged over three floors, with an additional external store. It combines the scale and architectural character of the original stable building with a practical modern layout, making it well suited to a range of buyers looking for something more individual than a standard modern home.

The accommodation is entered at ground-floor level through a covered porch, where a welcoming dining / living area provides an impressive first impression, with a double-height ceiling, curved staircase and views up towards the gallery-style first-floor accommodation. Exposed brickwork, tall windows and high ceilings give the property a strong sense of character throughout. The property benefits from double glazing and radiators throughout.

The kitchen sits to the rear of the ground floor and is fitted with a range of units, granite work surfaces, tiled flooring and space for informal dining. French doors open directly onto the courtyard, creating a pleasant connection between the kitchen and the outside space. There is also a ground-floor cloakroom and useful boiler/store cupboard.

The first floor is occupied by a generous main living room, measuring approximately 19’8” x 13’6”, with two circular feature windows to the courtyard side and a glass-balustraded gallery overlooking the dining space below. This is a particularly attractive room, offering excellent flexibility as a principal reception space.

On the second floor there are three bedrooms. The principal bedroom has exposed brickwork, a vaulted ceiling and its own en-suite shower room. There are two further bedrooms, both with character features, together with a family bathroom.

The property benefits from two allocated parking spaces immediately adjacent to the property and access to the extensive, communal grounds of the Wynnstay Hall Estate.

SITUATION

Tattersall Stables forms part of the Wynnstay Hall Estate, an historic residential development positioned just outside Ruabon.

Ruabon offers a useful range of day-to-day amenities, including shops, schools, public houses, medical facilities and a railway station. The area is also well placed for access to Wrexham, Oswestry, Chester and Shrewsbury, with the A483 and wider road network providing links across North Wales, Shropshire and Cheshire.

The estate itself is one of the area’s most recognisable residential settings, known for its period architecture, courtyard arrangement and surrounding parkland.

WYNNSTAY HALL ESTATE

Wynnstay Hall was historically associated with the Williams-Wynn family and remains one of the area’s most notable country estates. The former estate buildings have since been converted to create a collection of individual homes within a managed setting.

Residents of Tattersall Stables enjoy access to the communal courtyard and the maintained estate grounds, which include areas of parkland, garden walks and recreational spaces. The setting gives the property a semi-rural feel while remaining within easy reach of local services and commuter routes.

THE ACCOMMODATION

Ground Floor

19'7" x 9'7" (5.97m x 2.94m)
Entrance / Dining / Living Area

An impressive double-height space featuring a striking window, dining and additional seating areas, plus useful storage areas. Further aspects include a staircase rising to the first floor, and access to both the kitchen and cloakroom.





Kitchen
12'2" x 9'3" (3.71m x 2.84m)
A well-appointed kitchen fitted with a range of wall and base units, complemented by granite work surfaces and Fired Earth tiled flooring. Features include an integrated range-style cooker with extractor hood, space for a full suite of appliances, plus an informal seating area adjacent to French doors opening onto the courtyard.

Cloakroom
A luxury, contemporary cloakroom fully tiled with premium Villeroy & Boch finishes.

Boiler / Store
5'11" x 3'5" (1.81m x 1.06m)
A useful internal store housing the gas boiler, with additional space for storage.

First Floor

Main Living Room
19'8" x 13'6" (6.00m x 4.12m)
A generous and characterful reception room with two circular feature windows, wood flooring, curved staircase to the second floor and gallery overlooking the dining area below.

Second Floor

Bedroom One
13'3" x 10'0" (4.05m x 3.06m)
A well-proportioned principal bedroom with window giving aspects over the lake and grounds, vaulted ceiling, exposed brick
detailing, wood flooring and access to an en-suite shower room fitted with a shower cubicle, WC, wash hand basin and heated towel rail.

Family Bathroom
Comprising panelled bath with mixer tap/shower attachment, WC and wash hand basin, with exposed brickwork and tiled
finishes.

Bedroom Two
12'11" max x 9'10" (3.95m max x 3.02m)
A further double bedroom with character detailing.

Bedroom Three
11'4" x 6'11" (3.47m x 2.12m)
A third bedroom, suitable as a bedroom, study or dressing room.

TENURE
We are advised that the property is leasehold, with the original lease understood to have been granted for 900 years from 2000. We understand the current service charge and buildings insurance contribution is in the region of £3,900 per annum. Ground rent is understood to be one daffodil bulb per annum. Purchasers should verify all leasehold information, service charge, insurance contribution and estate obligations through their solicitor.

SERVICES
We are advised that the property is connected to mains water, electricity and gas. Drainage is understood to be via a communal system. Buyers should make their own enquiries through their solicitor.

LOCAL AUTHORITY
Wrexham County Borough Council.

COUNCIL TAX
Band F

OUTSIDE
Approached along a magnificent tree-lined communal entrance driveway. the property is set within the attractive Tattersall Stables courtyard.

Residents enjoy access to the beautifully maintained grounds of the Wynnstay Hall Estate, which offer stunning scenery and an abundance of local wildlife.

To the front of the property is a lawned area, with two allocated parking spaces adjacent.

Residents also enjoy access to a communal courtyard, while a private paved area within this courtyard provides an ideal space for exclusive outdoor use.

There is also an external store, extending to approximately 18 sq ft, which provides useful additional storage.

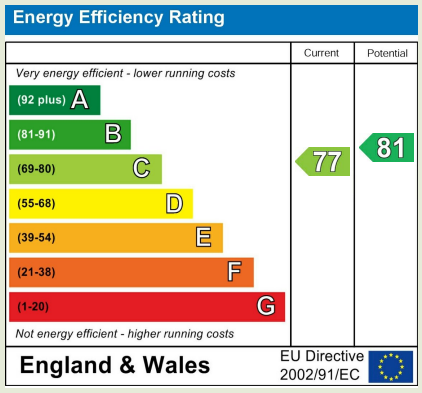
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VIEWINGS
Strictly by appointment through Halls Estate Agents, Oswestry.

Approximate Area = 1105 sq ft / 102.6 sq m (excludes void)
Outbuilding = 18 sq ft / 1.7 sq m
Total = 1123 sq ft / 104.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1449614



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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

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