

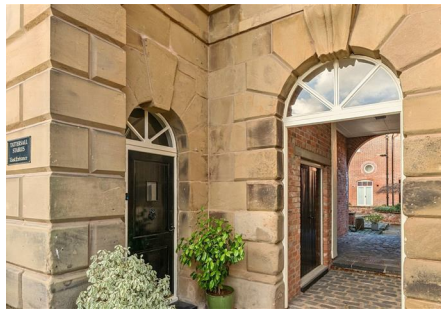


FOR SALE

Offers in the region of £225,000

### 35 Tattersall Stables Ruabon, Wrexham, LL14 6LB

A stylishly presented two/three bedroom character property boasting over 1,100 sq ft of flexibly arranged living accommodation and two allocated parking spaces, alongside full access to the circa 27ac of carefully maintained parkland which comprises the Wynnstay Hall Estate.



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

All distances approximate.



- Character Property
- 2/3 Bedrooms
- Versatile Accommodation
- 2x Allocated Parking
- Access to circa 27ac of Parkland
- Courtyard Setting

#### DESCRIPTION

Halls are delighted with instructions to offer 35 Tattersall Stables for sale by private treaty.

35 Tattersall Stables is a characterful 2/3 Bedroom period property elegantly nestled within an impressive courtyard setting and boasting nearly 1,100 sq ft of versatile and stylishly presented living accommodation.

The property is complemented by two allocated parking spaces and buyers would have full access to the circa 27ac of carefully maintained grounds which comprise this impressive estate, which feature tennis courts, gardens, and an abundance of tranquil walks.

#### 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 is entered via a dedicated front door which opens into a compact Entrance Hall with space for storing coats and boots following walks in the surrounding parkland, and from where a winding staircase rises to the second floor whilst allowing a versatile space for decoration and personalisation.

The second floor boasts an impressive Sitting Room featuring full-height ceilings complete with exposed timbers, alongside an open layout allowing for a flexible and social arrangement of furniture, with a planned walkway which leads through to a recently modernised Kitchen, this comprising a selection of base and wall units so designed to evoke the period charm of the building. The second floor accommodation is completed by two well proportioned Bedrooms, each able to accommodate a double bed, with the Master complemented by an adjoining En-Suite Shower Room; Bedroom two is served by a family bathroom featuring a panelled bath, low-flush WC, and hand basin.

Stairs rise again from the second floor to a versatile Mezzanine which provides a further circa 450 sq ft of flexible living accommodation; currently utilised as a third/guest Bedroom but with scope for a variety of onward usages, be that as a study, gym, or library.

#### OUTSIDE

The property is complemented by a spacious external storage cupboard situated alongside the front door, as well as two allocated parking space.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



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. 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, parts 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.

#### THE ACCOMMODATION COMPRISES

Entrance Stairway:

- Second Floor -

Sitting Room: 4.56m x 3.57m

Kitchen: 3.23m x 2.17m

Bedroom One: 3.89m x 3.22m

En-Suite:

Bedroom Two: 3.21m x 2.86m

Family Bathroom:

- Third Floor -

Mezzanine: 8.14m x 5.24m (max)

#### 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 out 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 35 lies on the eastern side of the Tattersall stable block.

#### W3W

///discloses.twitches.daffodils

#### SERVICES

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

#### 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 AND 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.

#### 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

#### ANTI-MONEY LAUNDERING (AML) CHECKS

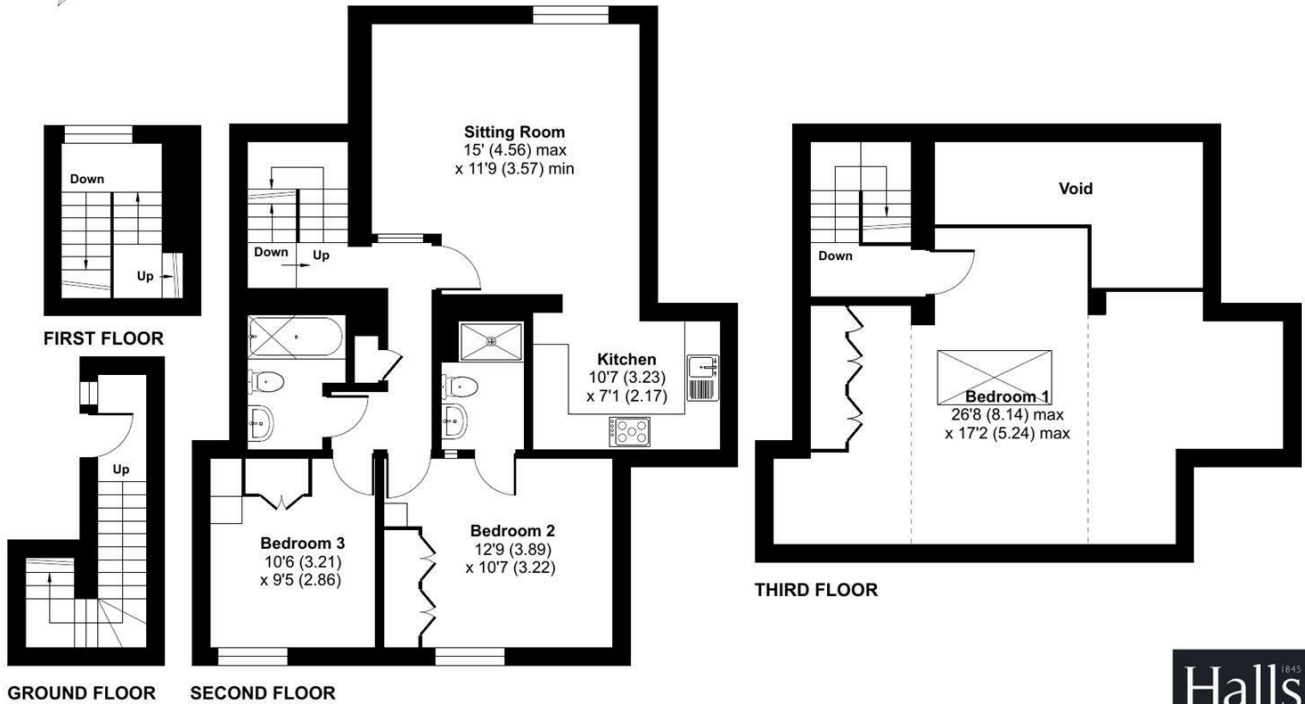
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly, the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

#### VIEWINGS

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

Approximate Area = 1089 sq ft / 101.2 sq m (excludes void)  
 Limited Use Area(s) = 199 sq ft / 18.5 sq m  
 Total = 1288 sq ft / 119.7 sq m  
 For identification only - Not to scale

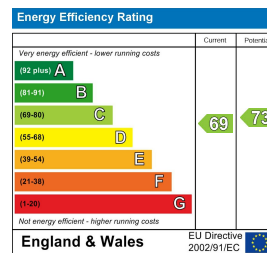


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\chemcom 2025. Produced for Halls. REF: 1393779

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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 Ratings**



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**Ellesmere Sales**  
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
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