Ymddiriedolaeth Genedlaethol
National Trust

CYMRU / WALES

Ar Osod / To Let

SONTLEY LODGE, SONTLEY, WREXHAM, LL13 0UU

£2200 y mis calendr / per calendar month



Description

Sontley Lodge is a delightful 4 bedrooms, 3 bathroom (including downstairs WC) imposing detached property. Set on the outskirts of Erddig parkland the property is a fantastic family home. The property was refurbished and modernised throughout in 2024 to include full internal decoration and flooring, new oil boiler, layout changes to provide additional new bathrooms, 2 x log burners and the addition of a solar PV array .

The property has the benefit of wrap around gardens and significant outside space for vehicle parking together extending to around 0.50 acres. The property has access to a large outbuilding with electric .

Location

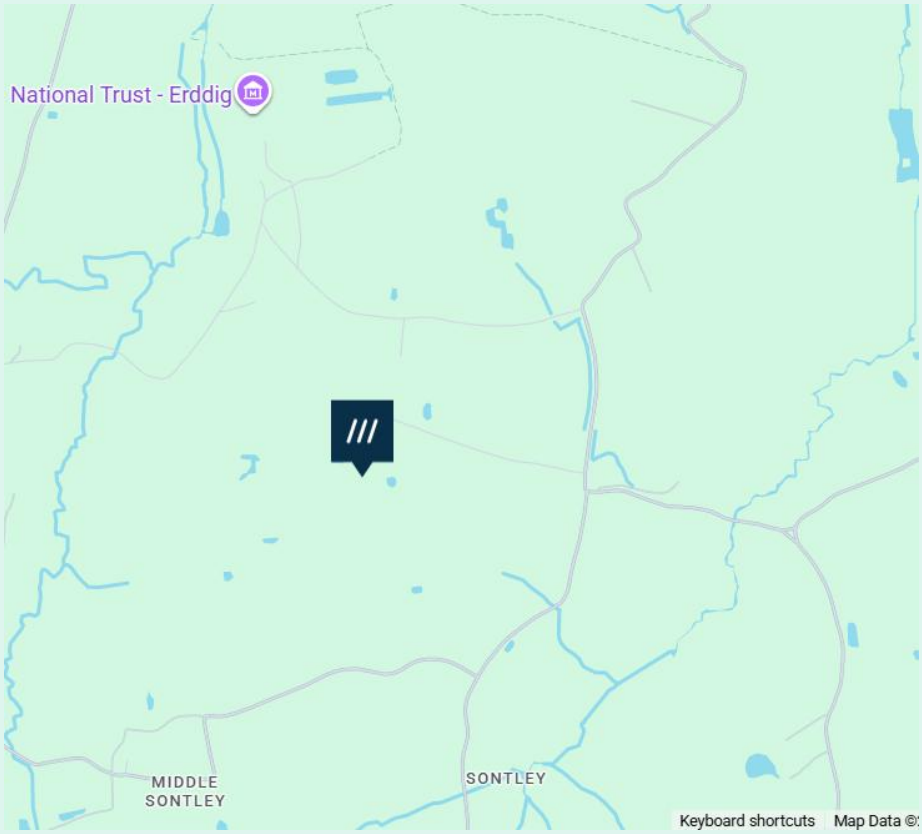
It is located is on the National Trust Erddig Estate, within close proximity to the A483, with access to Oswestry, Shrewsbury Wrexham and Chester. Viewing is strictly by appointment only, through emailing wa.tenantenquiries@nationaltrust.org.uk

Directions

From Sontley, take the road towards Erddig, along Sontley Road, proceed until you get to the crossroads, turn left along a private road to the property. The property is currently occupied therefore viewing are not available at this time.

What3Words: ///shook.rescue.ducks

LLEOLIAD / LOCATION MAP



Front Access into the property.

Front Entrance Doorway leading into

Reception Hall
Tiled floor
Hardwired Smoke Detector.
Light fitting.
Radiator
Electric Consumer Unit located within the cupboard at the bottom of the stairs.
Stairs to 1st floor
Through Toughened glass internal doorway leading to:

Sitting Room 3.67m xx 4.28m (12'1" x 14'))
Multi Fuel Stove
Storage Cupboard
Carpeted
Radiator
Windows to two elevations
Electric Power Sockets.
Pendant Light Fitting.
Secondary Glazing

Study 1.99m x 4.28m (6'6" x 14')
Internet Connection
Electric Power Sockets
Pendant Light Fitting
Carpeted
Radiator
Secondary Glazing

Downstairs Toilet
Pedestal Sink
Toilet
Radiator
Window

Inner Hallway
Tiled throughout and locked access doorway to cellar (not part of the Contract)
Radiator

Kitchen/Diner 3.50m x 6.42m (11'6" x 2'11")
Howdens Burford modern range of base and wall units, with single sink drainer with hot and cold mixer taps. Plumbing for 600mm dishwasher. Wooden effect work surface with green brick style surround between units. 3 x double, 4 x single power sockets. Mains heat alarm. Space for 600mm electric cooker with extractor hood above. 2 x pendant light fittings. Mains powered smoke alarm.
Ceramic Sink within
Space for Fridge Freezer
Secondary glazing windows to 2 elevation
Radiator

Boot Room 3.39 max x 3.94m (11'1 x 12'11)
Enclosed Pantry with wooden shelving
Plumbing and space for 600mm washing machine and 600mm Tumble Dryer.
Radiator

1st Floor landing area
Radiator
Carpeted

Bedroom 3.67m x 4.28m (12' x 14')
Pendant light fitting
Carpeted
Electric Power Sockets
Secondary Glazing
Radiator

Bedroom / Study 2.25m x 4.28m (7'4" x 12')
Pendant light fitting
Carpeted
Electric Power Sockets
Secondary Glazing
Radiator

Bedroom with ensuite Bathroom
Pendant Light Fitting
Carpeted
Electric Power Sockets
Radiator
Ensuite 2.64m x 3.21m (8'8" x 10'6")
Full size shower cubicle
Enclosed light fitting
Laminate Floor Covering
Secondary Glazing
Large Heated Towel Rail

Family Bathroom (Utility Room on plan)
2.84m x 3.21m (9'4 " x 10'6")
Large Enclosed Shower cubicle with panel surround
Separate Bath with tiles surround
Sink pedestal with light fitting above
Toilet
Electric Shaving point
Laminate Floor Covering
Secondary Glazing
Large Heated Towel Rail

Bedroom 4.91m x 3.99m (16'1" x 13.1")
Electric Power Socket
Carpeted
Walk in Storage Cupboard housing the PV control panel
Secondary Glazing





Storage



Entrance into Boot Room


SONTLEY LODGE















Garden



Front Elevation



Rear Elevation



Patio





Storage Area Inside

Services

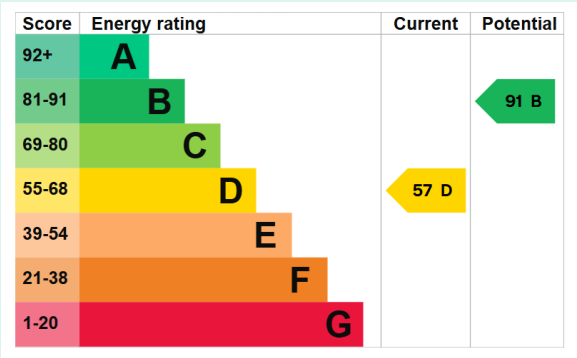
Oil Central heating system (external boiler). Electricity from main supply. Mains water and Septic Tank/Sewerage treatment plant. BT telephone point subject to any BT regulations.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoings relating to the property. The property is in Band G for Council Tax and the standard charge for 2026/2027 payable to Gwynedd County Council is £**3848.13**

Energy Performance

An Energy Performance Certificate for this property will be provided before occupancy.



The Contract

The property is available to let under a Periodic Standard Occupation Contract.

Rent

The prospective tenant is asked to pay **£2200** per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property annually to open market value.

Insurance

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

Repairing Responsibilities (Summary)

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Pets must be discussed during the application process.

Viewings

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 12 noon on 26/11/2026,** viewings only for those who have been shortlisted will be **Friday, 4th December 2026.**

Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF
wa.tenantenquiries@nationaltrust.org.uk

Credit Check

The National Trust will request all interested parties to complete the Enclosed/attached Credit Reference Occupation Contract Application Form. All information contained will be handled in compliance with the Data Protection Act. Only the successful applicant will be subject to the Credit Check by the Credit Referencing Agency.

GDPR

Our full Privacy Policy can be found online at
https://www.nationaltrust.org.uk/features/privacy-policy

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
The Rent	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
Security Deposit and Holding Deposit	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, *we do not* currently take security or holding deposits for our residential lettings.
Default Payments	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- • Interest on late payment of Rent • Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract) • Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)
Council Tax	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
Utilities (Electricity, Gas and Other Fuels, Water or Sewage)	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.
Television Licence	Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband.
Communication Service	For example, Contract Holders will be responsible for the payment of their landline. The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.