



TO LET

£2,750 Per Calendar Month

Stryt Llydan, Park Lane, Penley, LL13 0LT

A substantial and carefully renovated seven-bedroom farmhouse occupying a rural position on the edge of Penley, with extensive and versatile accommodation, established front gardens, rear courtyard, double garage, and far-reaching countryside views.



Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



- **Comprehensively Renovated Farmhouse**
- **Circa 4,000 sq ft**
- **Beautifully Presented**
- **Gardens to Fore**
- **Garage and Parking**
- **Rural Location**

DESCRIPTION

Stryt Lydan is an impressive traditional farmhouse which has undergone a comprehensive programme of renovation, creating a substantial and highly adaptable country home extending to approximately 4,205 sq ft. The accommodation retains much of the building's original character, including exposed timbers, traditional fireplaces, panelled doors, quarry-tiled floors and a handsome staircase, complemented by oak and parquet flooring and well-appointed bathrooms.

The house stands within established gardens, which lies to the fore of the property, on the rural fringe of Penley, enjoying attractive views across the surrounding countryside. A broad gravelled approach provides generous parking, accompanied by a detached double garage.

SITUATION

The property occupies a pleasant position on the outskirts of Penley, where the village gives way to open farmland and an attractive rural landscape. Despite its countryside setting, Stryt Lydan remains conveniently placed for the amenities of Penley and the wider centres of Ellesmere, Whitchurch and Wrexham

The surrounding area is noted for its productive farmland, quiet lanes and accessible rural character, with good connections towards North Shropshire, Cheshire and the wider road network.

Rail networks are available locally in Whitchurch, Ruabon, and Crewe, with the latter offering a direct line to Chester (approx. 20 mins), Manchester (approx. 40 mins), and London (circa 90 mins).

SCHOOLING

The area is served by a choice of primary and secondary schooling within Penley and the surrounding towns and villages. A wider selection of state and independent schools is available in Ellesmere, Whitchurch, Wrexham, Oswestry and Chester.

DIRECTIONS

Leave Penley to the east via the A539 in the direction of Whitchurch, continuing for around 1 mile where the property will be situated on the left and identified by a Halls "For Sale" board.

W3W

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THE PROPERTY

The accommodation is arranged over three floors and combines generous proportions with considerable flexibility. A welcoming entrance hall features an attractive original staircase and provides access to the principal ground-floor rooms.



4 Reception
Room/s



7 Bedroom/s



3 Bath/Shower
Room/s



The reception accommodation includes two formal reception rooms, a substantial dining room ideal for entertaining, with exposed timbers, parquet flooring and a wide brick fireplace housing a wood-burning stove.. A separate study provides useful space for home working, while the large kitchen retains a traditional farmhouse feel with a range cooker, brick detailing, quarry-tiled flooring and ample space for everyday dining.

Further ground-floor accommodation includes a pantry, rear porch, shower room and an additional bedroom, this providing excellent space for guests or those with mobility requirements. A cellar beneath part of the house offers useful storage.

The first floor provides six further bedrooms, including a generous principal bedroom with an en suite shower room. Two additional bath and shower rooms serve the remaining bedrooms, both finished in a traditional style with freestanding baths, separate showers and timber flooring. Several bedrooms retain period fireplaces and enjoy open views across the surrounding countryside.

GARDENS

Stryt Lydan is approached over a gravelled drive and forecourt, providing ample parking and access to the house and garage.

The gardens are principally to the fore of the property and laid to lawn, containing a number of mature trees and established boundary hedging, creating a pleasant setting around the farmhouse. To the rear is a brick-paved courtyard with an attractive old well, providing a sheltered and characterful outside space.

The elevated position of the house affords broad views over the adjoining farmland and towards the distant hills.



GARAGE

Extending to approximately 404 sq ft and benefitting from a metal up-and-over front metal access door.

TERMS

The property will be offered on an initial six month Occupation Contract, with longer occupants preferred.

Pets to be declared prior to viewing.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

Deposit free option also available.

LOCAL AUTHORITY

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

SERVICES

The property is served by mains water and electric. Heating is provided by an air source heat pump.

COUNCIL TAX

The property is shown as being within council tax band X on the local authority register.

VIEWINGS

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

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Approximate Area = 4205 sq ft / 390.6 sq m
 Garage = 404 sq ft / 37.5 sq m
 Total = 4609 sq ft / 428.1 sq m
 For identification only - Not to scale



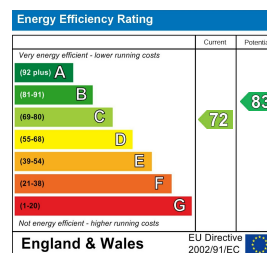
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Energy Performance Ratings



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