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The Old Stables Furnace Road, Cefn-Y-Bedd - LL12 9TP  
£950,000

## The Old Stables Furnace Road

Cefn-Y-Bedd, Wrexham

The Old Stables, Cefn-Y-Bedd, Wrexham is an impressive equestrian property comprising a detached, three bedroom barn conversion, with extensive equestrian facilities set within approximately 16 acres, suitable for the professional or leisure user. The property enjoys an attractive rural location yet is conveniently situated for access to a host of major routes.

The property has had a complete and sympathetic refurbishment with bespoke features in many areas of the property. At its heart is a superb open plan farmhouse kitchen/dining/living room with Everhot range cooker and Stovax log burner.

The property further benefits from double glazing, oil fired central heating and internal reclaimed solid oak doors with feature traditional ironmongery.

The 16 acres are a mix of post and railed grass paddocks and woodland with numerous cross country jumps, rides and walkways.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Ground Floor

Entrance hall with ceramic tiled flooring, radiator, recessed ceiling lights, power points. WC/ shower room with natural stone flooring, walk in shower, heated towel rail and hand wash basin with cupboard below and mirror over. Ceiling light and fan.

### Sitting Room

With fitted carpet, radiators, windows to front and rear elevations, French doors to front, recessed ceiling lights, wall lights, power points, 2 tv aerial points.

### Farmhouse Kitchen/Dining Room/Living Room

A spacious and inviting open-plan kitchen, dining and living area featuring slate flooring and a range of cream cabinetry paired with solid oak work surfaces. Electric Everhot range cooker, 1.5 stainless steel sink and drainer with mixer tap, integral NEFF dishwasher, Samsung fridge freezer, recessed ceiling lights, ample power points, tv aerial point, double glazed windows and French doors lead to the front of the property. Stovax log burner in living room area.

### Office/Study

A compact study room with ceramic tiled flooring, dual aspect windows, radiator, ceiling lights and power points.

### Secondary Kitchen/Utility Room/Boot Room

A practical second kitchen/utility room/boot room with natural stone flooring and floor and wall cupboards. Stainless steel sink, drainer and mixer tap, Rangemaster Range cooker with induction hob and large electric oven which can be split with extractor fan above. Space for washing machine and tumble drier. Ceiling lights and power points. Windows overlooking the stable yard and doorway providing convenient access to stable yard.



### **First Floor**

Spacious landing with fitted carpet, ceiling lights and roof lights. Airing cupboard housing Santon Premier Plus hot water system boiler.

### **Bedroom 1**

Bedroom 1 is a bright double room featuring a pitched ceiling with double opening doors to a Juliet Balcony with views of hills and paddocks. Fitted carpet, radiator, power points, ceiling light, tv aerial point, telephone point, walk-in wardrobe.

### **En-Suite**

Having a tiled floor, fully tiled shower cubicle, hand wash basin with mirror over and W.C.

### **Family Bathroom**

Tiled floor with free standing bath, heated towel rail, wc, hand wash basin with mirror over, opaque glazed window to front elevation.

### **Bedroom 2**

Bedroom 2 has fitted carpet, radiator, window to front elevation, roof light, walk in wardrobe, power points, tv aerial point, telephone point, feature pitched ceiling, recessed ceiling lights and wall lights. Access to Jack and Jill en-suite.

### **Bedroom 3**

Bedroom 3 is a spacious double room with fitted carpet, walk-in wardrobe, radiator, window to front elevation, roof light window, power points, tv aerial point, telephone point. Feature pitched ceiling with recessed ceiling lights and wall lights. Access to Jack and Jill en-suite.

### **Jack and Jill En-Suite**

A well-appointed en-suite bathroom featuring a panel bath with shower over, WC and wash basin with mixer tap and mirrored cabinet. Pebble effect floor, tiled walls and recessed ceiling lights.





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### External

Access via wooden 5 bar gate into dual shared driveway into a large forecourt parking sweep. Front garden features a large rock garden containing mature shrubs and plants and a raised dry-stone wall planted with mature fruit trees and heathers. A large sandstone, multi-level patio wraps around the front and rear of the house. The south facing rear garden is laid to lawn and the patio provides ample room for seating and dining with views over the paddocks and woodland belonging to the property.

### Stables

Stable yard with 8 stables of block and wood construction, having concrete floors and rubber matting, under a pitched roof. The average stable size is 3.6m x 2.9m (11'8" x 9'5"). External hot and cold water taps. Secure wooden tack room (4.8m x 3m) with saddle and bridle racks and shelving, lights and power points. Wooden Feed shed (4.8m x 3m) with lights and metal feed bins. A 60m x 20m floodlit arena with mirrors and surfaced with silica sand and Flexiride. Post and rail perimeter fencing.

### Paddocks

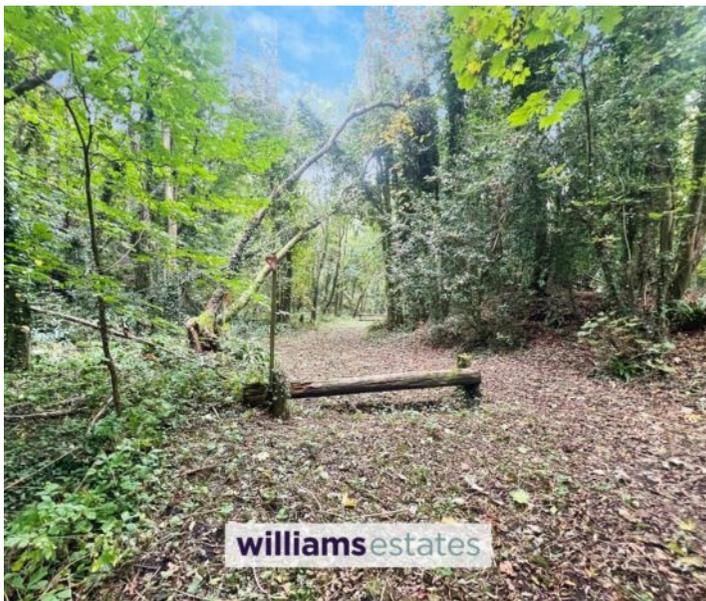
Numerous mainly flat grass paddocks with post and rail and electric fencing. Mains water drinkers. Two paddocks contain wooden field shelters (5.9m x 2.9m) with concrete flooring.

### Woodland

The property has its own private and mature woodland which incorporate numerous cross country jumps, rides and walks as well as providing plenty of wood for the log burner.

### Footpath

There is a public footpath crossing the property.



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### Ground Floor

Floor area 96.7 sq.m. (1,040 sq.ft.)



### First Floor

Floor area 74.4 sq.m. (800 sq.ft.)

Total floor area: 171.0 sq.m. (1,841 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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