



Ysgubor Ucha Farm,

Wrexham | | LL14 1UA

£650,000

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# Ysgubor Ucha Farm,

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Occupying an elevated position with far-reaching panoramic countryside views, Ysgubor, Ucha Farm is a substantial four-bedroom detached character farmhouse with a separate two-bedroom annex, offered for sale with no onward chain. Set within a generous plot, there is also the option to purchase additional land, offering excellent potential for those seeking a semi-rural lifestyle. The farmhouse provides spacious and versatile accommodation, comprising an entrance porch and hallway, three reception rooms including sitting room, living room and dining room, a large kitchen, utility room with walk-in pantry, boot room and WC. To the first floor are four double bedrooms, with the principal benefiting from an en-suite, alongside a family bathroom and airing cupboard. The annex offers ideal multi-generational living or income potential, with living room, kitchen/dining area and WC to the ground floor, and two double bedrooms and a bathroom to the first floor. Externally, there is ample driveway parking, a block-paved patio and lawned garden. The grounds extend to an orchard with a variety of apple trees, while the annex enjoys its own gated access and parking. Located in the hamlet of Pen-y-Bryn, within easy reach of Ruabon, Penycae, Acrefair and Garth, the property benefits from local amenities, schools and excellent transport links via the A483 to Wrexham, Chester and Oswestry. The surrounding area offers a wealth of countryside walks and scenic routes, ideal for those looking to enjoy the nearby rural landscape.

- FOUR BEDROOM DETACHED FARMHOUSE WITH NO ONWARD CHAIN
- ADDITIONAL TWO BEDROOM STONE COTTAGE
- SET ON A GENEROUS PLOT WITH AN OPTION TO PURCHASE FURTHER LAND
- STUNNING PANORAMIC VIEWS IN A COUNTRYSIDE LOCATION
- KITCHEN, UTILITY, PANTRY AND BOOT ROOM
- THREE RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- CHARACTER FEATURES THROUGHOUT
- SPACIOUS DRIVEWAY, GARDENS PATIO AND ORCHARD
- CLOSE TO NEARBY VILLAGES FOR LOCAL AMENITIES



### Key Facts for Buyers/Land

Please note the key facts for buyers details more land and property than is for sale on the property listing. The present owner is selling the farmhouse and annex along with some surrounding land. There is option to purchase some acres of the additional land from the owner by separate negotiation. The plot for sale is separated by the present owner by fencing and still contains a generous garden area and orchard to the side. Please see the pictures for rough guidance of the plot available.

### Entrance Porch

UPVC double glazed door into entrance porch with wooden double glazed window to the side elevations, tiled flooring, ceiling light point and wooden glazed door into the entrance hallway.

### Entrance Hallway

Wooden turned staircase to first floor, storage cupboard with consumer unit, radiator, doors to living room, sitting room and dining room.

### Living Room

UPVC double glazed windows to the rear and side elevations with sliding doors to the rear patio area. Two panelled radiators, carpet flooring, electric fire set on a tiled hearth and two ceiling light points.

### Sitting Room

UPVC double glazed window to the front elevation with views. Double glazed French doors to the rear, carpet flooring, beamed ceiling, four ceiling light points and panelled radiator.

### Kitchen

Country style kitchen housing a range of wooden wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with mixer tap over. Range style cooker,

space for appliances, quarry tiled flooring, extractor fan, beamed ceiling, quarry tiled flooring, uPVC double glazed window to the front elevation with views. Doors to utility and dining room.

### Dining Room

UPVC double glazed window to the front elevation with views. Feature inglenook fireplace with a multi-fuel burner set in a stone surround on a quarry tiled hearth with wooden mantel over. Beamed ceiling, recessed shelving with lighting, carpet flooring, radiator and two wall lights.

### Utility

Just off the kitchen with composite doors to the external side and rear. Housing a range of wooden wall, drawer and base units with complimentary work surface over incorporating a Belfast sink with mixer tap over. Space and plumbing for washing machine and tumble dryer. tiled flooring, ceiling strip light, radiator, doors into pantry, boot room and kitchen.

### Pantry

Spacious walk-in pantry with ceiling light, tiled floor, power sockets and shelving.

### Boot Room

Ideal cloaks/boot room with uPVC double glazed frosted window to the rear elevation, tiled floor, ceiling light point, access to loft and door into downstairs WC.

### Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin. Quarry tiled floor, 1/2 tiled walls, ceiling light point and uPVC double glazed frosted window to the rear.





### **Landing Area**

Corridor style landing with beamed ceiling, UPVC double glazed window to the rear and Velux sky light. Door into spacious airing cupboard with hot water tank, shelving and lighting. Wall and ceiling LED lighting, carpet flooring and doors into four bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation with far-reaching views. Housing a range of fitted wardrobes, carpet flooring, beamed ceiling, ceiling light point, panelled radiator and door into en-suite.

### **En-suite**

UPVC double glazed window to the front elevation three piece suite comprising low-level WC, corner wash hand basin with storage under and walk in mains shower. Finished with heated towel rail, tiled walls, tiled flooring, extractor, recessed LED lighting and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the front elevation. Fitted range of wardrobes and drawers, carpet flooring, panelled radiator, beamed ceiling and ceiling light point.

### **Bedroom Three**

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes, carpet flooring, beamed ceiling, two ceiling light points and panelled radiator.

### **Bedroom Four**

UPVC double glazed window to the rear elevation. Built in storage cupboards, carpet flooring, panelled radiator and ceiling light point.

### **Family Bathroom**

Four piece suite comprising low-level WC, pedestal wash hand basin, panelled bath and separate shower cubical. Tiled walls, tiled flooring, panelled radiator, extractor fan, recessed LED lighting and uPVC double glazed window to the rear elevation.



## Annex

Attached to the Utility is a two double bedroom stone cottage which has been fully converted for use of a holiday let. The annex briefly comprises of an entrance hallway, living room, kitchen/dining room, downstairs WC and to the first floor a landing area, two bedrooms and a family bathroom.

Entrance Hallway - Solid wooden door leads into entrance hallway with tiled flooring, panelled radiator, ceiling light point, stairs to first floor, French doors to living room and doors to kitchen/dining and downstairs WC.

Kitchen/Dining Room - Housing a range of wall, drawer and base units with complimentary work surface over incorporating a stainless steel sink unit. Space for all appliances including cooker, washing machine and fridge freezer. Ample space for dining table, tiled flooring, panelled radiator, two ceiling light points and uPVC double glazed window.

Living Room - UPVC double glazed door, carpet flooring, ceiling light point and panelled radiator.

Cloaks/Downstairs WC - Two piece suite comprising low-level WC and wash-hand basin. Tiled floor, extractor, ceiling light point and radiator.

Landing Area - Gallery over stairwell, Velux window, beamed ceiling, ceiling light point, carpet flooring and doors to bathroom and bedrooms.

Bedroom One - UPVC double glazed window, carpet flooring, ceiling light point, panelled radiator, beamed ceiling, hatch to roof space and carpet flooring.

Bedroom Two - UPVC double glazed window plus timber framed full height window with views of the garden. Carpet flooring, beamed ceiling, panelled radiator and ceiling light point.

Bathroom - Three piece suite comprising low-level WC, wash hand basin panelled bath. Tiled flooring, part-tiled walls, beamed ceiling, extractor, panelled radiator, ceiling light point and uPVC double glazed window.

Outside - To the front there are timber gates leading to a graveled parking area.





### Outside

The property is set on a generous plot with the option to purchase further land by separate negotiation. To the front the property is approached via wrought iron gates to a gravel driveway with space for multiple vehicles. To the right hand side are further timber gates and access to the annex with further parking area. To the left there is a lawn area which further leads to an orchard area with an array of both eating and cooking apple trees including Grenadier, Golden Delicious and Conference. This leads up to a woodland area and a field where the optional land to be purchased lies. The rear garden area has a spacious block paved patio with raised borders housing established trees and shrubberies. Steps lead to a raised garden area with further trees and fencing to the boundary. There is lighting, the oil boiler and newly installed tank located to the rear also. There is wrap-around access around the annex if required.

### Additional Information

The farmhouse and annex were originally built in 1764. The annex was converted for holiday accommodation usage. There has been a new oil-fired boiler which has been serviced regularly and the oil tank has been replaced. There is no mains gas to the property. The septic tank is located to the front on the driveway.

### Location

The farmhouse is situated in a semi-rural location in an elevated position with exceptional countryside views in the hamlet of Pen y Bryn. The nearby villages of Pen ycae, Acrefair and Ruabon offer a wealth of local amenities including shops, schools and medical centres. There are good road links nearby along the A483 to Wrexham, Oswestry and Chester. Situated along a country lane there are a wealth of countryside walks all on the doorstep including Garth woods and the Panorama.

### Important Information

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>  
 2727 ft<sup>2</sup>  
 253.4 m<sup>2</sup>

Reduced headroom  
 19 ft<sup>2</sup>  
 1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

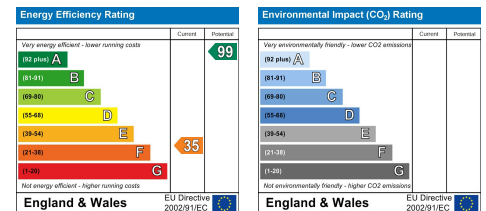
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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