



Willow Barn

Overton | Wrexham | LL13 0LJ

Offers In The Region Of £650,000

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Situated just outside Overton-on-Dee, a small but vibrant village of unspoiled charm, with beautiful surroundings on the Welsh, Shropshire and Cheshire borders. This impressive detached barn conversion dating from the 16th century offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,638 square feet, this property is ideal for families seeking a generous home with ample room for entertaining and relaxation. Upon entering, you are greeted by a welcoming entrance hall providing access to the impressive dining hall, kitchen/breakfast room, cloakroom, three bedrooms and the family bathroom. Two further reception rooms to include a cosy lounge with wood burning stove and an impressively spacious first floor living room with impressive views to the front, rear and side. The principal bedroom offers fitted bedroom furniture and an ensuite shower room. The superb self contained annexe is perfect accommodation for guests, a family member who would like to live adjoined to the main residence or as a holiday let opportunity. One of the standout features of this home is the generous parking space, accommodating several vehicles. This is a rare find and adds significant value, making it perfect for families with multiple cars or those who enjoy hosting visitors. For those looking to live the country lifestyle dream this property offers superb mature gardens, wildlife pond, two paddocks and two useful outbuildings. In summary, this remarkable detached house on Station Road is a rare opportunity to acquire an attractive, spacious family home in a desirable location.

- A FOUR BEDROOM CHARACTER PROPERTY
- WITH ONE BEDROOM ANNEXE WITH INCOME POTENTIAL
- THREE RECEPTIONS ROOMS
- KITCHEN/BREAKFAST ROOM & UTILITY
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- BEAUTIFUL MATURE GARDENS & TWO PADDOCKS TOTALLING 3.21 ACRES
- AMPLE OFF ROAD PARKING
- GARAGE & WORKSHOP
- SEMI RURAL LOCATION CLOSE TO THE POPULAR VILLAGE OF OVERTON



Location

Willow Barn occupies an enviably semi-rural location on the edge of the popular, traditional village of Overton-On-Dee, which boasts a respectable range of amenities for its size, including School, Medical Centre, Café, Church, and Convenience Store, whilst also being well situated for access to the nearby lakeland town of Ellesmere, which provides a more comprehensive range of facilities. The reputable Maelor Secondary School in Penley is also within driving distance. The county centre of Wrexham lies around 7 miles to the north and offers an exhaustive array of educational, leisure, and cultural attractions.

Entrance Hall

Upvc entrance door with glazing, carpet, doors off to wc, dining hall, kitchen/breakfast room, three bedrooms, bathroom, cloak cupboard and airing cupboard housing gas combi boiler.

WC

With toilet and hand wash basin.

Kitchen/Breakfast Room

Fitted range of wall and base units, oak worktops over, stainless steel sink drainer, mixer tap, gas hob, extractor, microwave and single oven, fridge freezer, windows to rear and side enjoying garden views, tiled floor, door to utility.

Utility Room

Fitted base units, complementary worktops over, stainless steel sink drainer, spaces for dishwasher and washing machine, built in storage cupboard, external door to rear, tiled floor.

Bedroom Two

Double bedroom with carpet, window to rear, fitted wardrobes and over head cupboards.

Bedroom Three

Carpet, window to front, fitted wardrobes and overhead storage.

Bedroom Four

Carpet, window to front.

Bathroom

Panel bath, wc, hand wash basin, window to side, vinyl flooring, extractor.

Dining Hall

With vaulted ceiling, exposed beams, window to front and rear, brick double sided fireplace, tiled hearth, stairs rising to first floor.

Inner Hall

With doors to the living room, a further bedroom and the annexe.

Lounge

Brick fireplace with wood burning stove, glazed external door opening onto the rear garden, carpet, painted beams.

Principal Bedroom

With a range of fitted bedroom furniture, carpet, window to rear with garden views, exposed beams, door to en suite.

En Suite

Shower enclosure, wc, hand wash basin set in vanity unit, vinyl flooring, window to side, exposed beams, extractor, wall mounted mirrored bathroom cabinet.

Gallery Landing

Gallery landing with space for a sofa and desk, carpet, door to living room.

Living Room

A fantastic living space with wonderful views to





front, rear and side. Exposed timbers, brick fireplace, tiled hearth, carpet.

Annexe

Potential income opportunity, guest accommodation or independent on site living for a relative.

Oil fired central heating.

Hall -Upvc entrance door, carpet, stairs rising to first floor, doors to wc and kitchen/diner. Door into main property.

Wc - With toilet and hand wash basin set in a vanity unit, vinyl flooring, window to rear.

Kitchen/dining/living area Fitted range of timber wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, electric hob, extractor, spaces for white goods, oil boiler, window to side, door to conservatory, wood effect flooring, open plan into living/dining area with a continuation of the flooring and window to front.

Conservatory with patio doors opening onto the rear garden glazing to both sides and roof carpet

First Floor Landing doors to airing cupboard housing water tank additional storage cupboard lockable door to main residence. Carpet l.

Bedroom carpet window to front fitted wardrobes and dressing table window to rear door to en suite

En suite panel bath wc hand wash basin window to rear vinyl flooring spotlights tiled splash backs



Outside

The property is accessed onto a substantial gravelled driveway which provides ample space for a number of vehicles and is flanked to one side by an area of lawn inset with an attractive pond shaded by a number of mature trees, with the gravelled area extending past the side of the property and culminating at a particularly useful outbuilding of predominately metal construction and offering space for the storing of vehicles/machinery.

Lying immediately beyond the rear of the property, and enjoying a desirable south-facing aspect, are attractive gardens which feature generous expanses of lawn interspersed with a number of mature trees and well-stocked floral beds, alongside an substantial paved patio area which runs along the length of the rear of the property and represents a wonderful space for sitting out and enjoying the unspoilt views to the rear.

Also situated within the rear gardens are a number of further outbuildings, namely a delightful timber Summerhouse which overlooks the gardens and the paddocks and represents a wonderful spot for sitting out, alongside a steel-framed, metal-clad outbuilding (approx 5.5m x 6m) providing excellent storage capabilities.

Land - Willow Barn is enviably accompanied pasture paddocks, these situated immediately to the south of the garden and presently divided into two distinct enclosures which offer excellent opportunities for the grazing of horses, ponies, or a variety of livestock.

Additional Information

Services - The property benefits from mains water , electricity, and gas . Heating in the main property is via a mains gas combi boiler with an oil fired boiler proving heat to the annexe. Drainage is to a private system.

Tenure - The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

Local Authority & Council Tax - Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

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

IMPORTANT INFORMATION





Material Information interactive report available in video tour and brochure sections.

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe reposessed if you do not keep up repayments on your mortgage

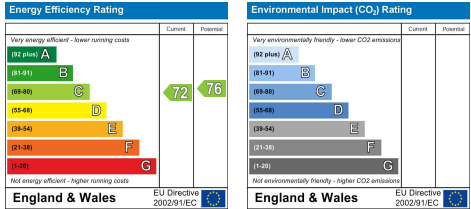


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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