



3 bedroom detached property set in approx. 0.41 acres
EPC – F

Guide Price £500,000

CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

LOCATION

The property is located on the north-east boundary of Gwynfryn, a charming hilltop village in the community of Minera in Wrexham County Borough Council.

What3Words: ///theme.resonated.limits

DESCRIPTION

Cae Madog is a beautifully modernised detached farmhouse with picturesque countryside views. The property is arranged over two floors, has recently been tastefully refurbished throughout and is currently used as a holiday let.

The property is set within a plot of approx. 0.41 acres and is accessed via a sweeping driveway off School Lane (Ffordd yr Ysgol). Parking is available for 4/5 cars.

Also available by separate negotiation is nearby land and a complex of outbuildings including a 2-storey barn with a 1-storey extension. Together with the house, and these areas, extends to a total of 1.81 acres. Planning permission is currently pending to convert these outbuildings into holiday lets.

ACCOMMODATION

The Farmhouse is constructed of stone blockwork beneath a pitched tile roof.

The property has exposed wooden beams and engineered wooden flooring throughout creating a cozy cottage feeling.

GROUND FLOOR

Kitchen – approx. 3.332 x 3.551 m (10.93 x 11.65 ft)
Timber back door. Built in appliances including dishwasher, fridge/freezer. Double electric oven, hob and cooker hood. Inset spot lighting. Multiple power points. Good provision of wall and base units. Built in dishwasher, fridge/freezer, oven and hob. Tiled splashback above hob. Extractor above. 1.5 inset sink and drainer with mixer tap. UPVC window.

2 steps to:

Dining Room – approx. 4.118 x 3.628 m (13.51 x 11.90 ft)
Wall mounted lights, power points.

Living Room – approx. 6.676 x 3.812 m (21.90 x 12.50 ft)
Exposed stone detail. Inset log burning stove. Wall mounted lighting. Power points. TV aerial. UPVC windows to front and back. Wooden staircase leading off to first floor.

Step down to:

Garden Room – approx. 3.850 x 4.644 m (12.63 x 4.644 ft)
Oak framed with sliding doors to garden with large glazed windows giving beautiful scenic countryside views. Power points. Pendant lighting.

From Kitchen, step up to:

Utility Room – approx. 2.212 x 2.334 m (7.25 x 7.65 ft)

CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

UPVC Door to outside. A range of base units. Store cupboard. Inset sink with mixer tap. Washing machine plumbing and space for tumble dryer. Power points. UPVC window to side.

Cloak Room – approx. 2.111 x 0.93 m (6.92 x 3.05 ft)
WC, vanity unit and basin with mixer tap. Tiled splashback. UPVC window to rear.

FIRST FLOOR

Landing with pendant lighting, various power points.

Front Bedroom 1 – approx. 4.063 x 3.712 m (13.33 x 12.17 ft)
Painted feature stone wall with disused fireplace. Radiator. Power points. Pendant light.

Ensuite – approx. 2.758 x 1.252 m (9.04 x 4.10 ft)
Tiled shower with screen, wc, wash hand basin with taps, tiled floor, towel radiator. Inset spot lighting. UPVC window with privacy glass.

Bathroom – approx. 2.906 x 1.587 m (9.53 x 5.20 ft)
Panelled tiled around bath, wc, bath with overhead shower, vanity unit with wash hand basin with mixer taps. Bath with mixer tap and separate mixer shower. Inset spot lighting. Towel radiator. UPVC window.

Middle Bedroom 2 – approx. 2.596 x 2.908 m (8.51 x 9.54 ft)

Power points. Pendant light. UPVC window to side. Radiator.

Back Bedroom 3 – approx. 4.102 x 3.512 m (13.45 x 11.52 ft)

Power points. Pendant light. Radiator. UPVC window to side.

The seller's soft furnishings and non-fixed furniture may be available to purchase by separate negotiation.

The hot tub is not included in the sale.

OUTSIDE

The property has gravelled and grassed terraced areas to the rear with a slabbed patio area makes for great entertaining with family and friends.

The property includes a detached outbuilding block current housing a games room and storage but could be used for a range of alternative uses.

Storage room – approx. 3.863 x 4.649 m (12.62 x 15.25 ft)
Mains power with lighting and power points. Concrete floor and timber door.

Games room – approx. 4.678 x 3.848 m (15.34 x 12.62 ft)
Concrete floor. Mains power with lighting and power points.

Two-storey barn – approx. 250 sqm

Single storey extension – approx. 75 sqm

SERVICES

Under floor heating is provided throughout the entire ground floor.

CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

We understand mains water, electricity and drainage are connected to the property. We have not arranged for the services to be tested and assume they are in good working order. Interested parties are advised to make their own enquires with the relevant utility companies.

ENERGY PERFORMANCE CERTIFICATE

EPC rating F (24).

COUNCIL TAX

According to www.gov.uk website, the property is within Band F.

LOCAL AUTHORITY

Wrexham County Borough Council. Tel: 01978 292000.

TENURE

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

GUIDE PRICE

Cae Madog Farmhouse only – guide price £500,000.

Cae Madog Farmhouse, land and buildings – guide price £630,000

METHOD OF SALE

For sale by private treaty.

VIEWINGS

Strictly by appointment with the Sole Selling Agents, Forge Property Consultants, Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER. Tel: 01691 610317.

TO MAKE AN OFFER

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist you further.

ANTI-MONEY LAUNDERING & IDENTITY VERIFICATION:

To comply with Money Laundering Regulations, the successful party will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill. In addition, an Identity Search will be undertaken remotely on all parties proposing to purchase. Applicants will also be required to provide proof of identification, confirmation of address, confirmation and source of funding, in addition to references and credit checks where applicable. We hereby give notice that proofs of identity are retained on file in accordance with AML Regulations.

Created: 25/07/2025

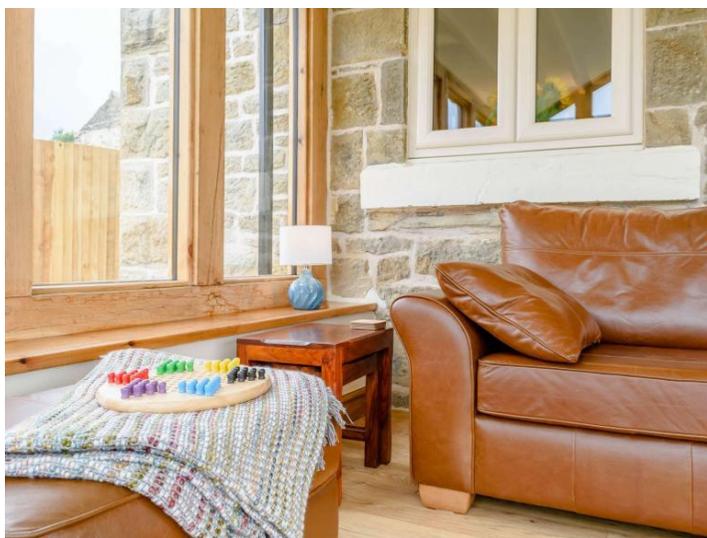
Updated: 17/02/2026

Agents Note – photos supplied by client.

CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR



CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR



CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

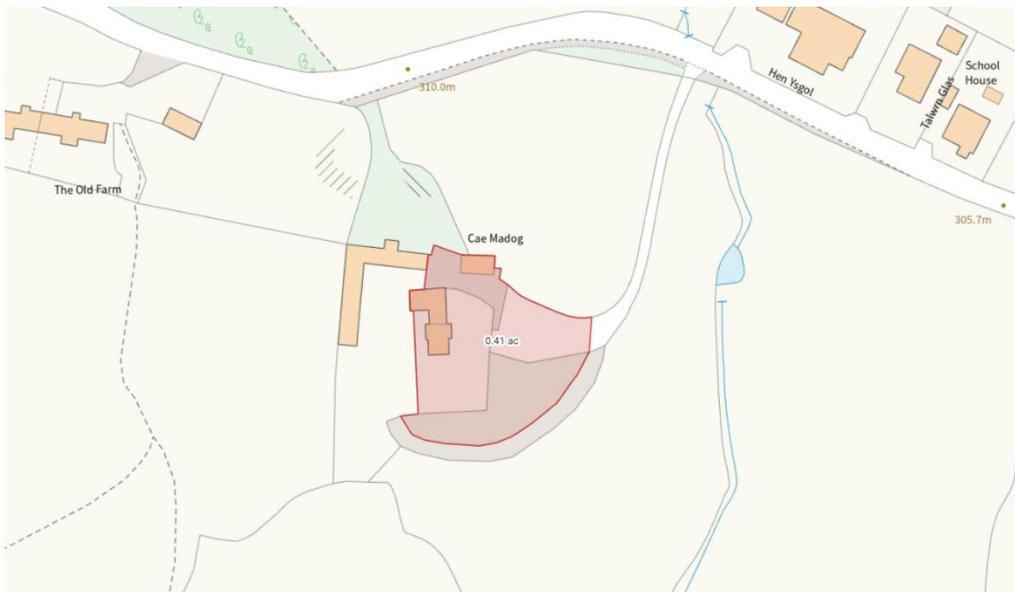


CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

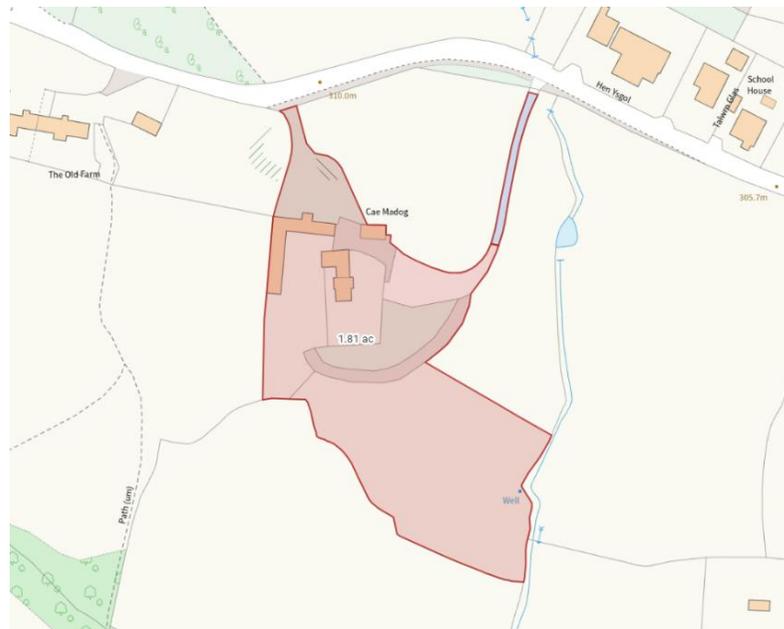


SITE PLANS

Cae Madog Farmhouse only (0.41 acres)

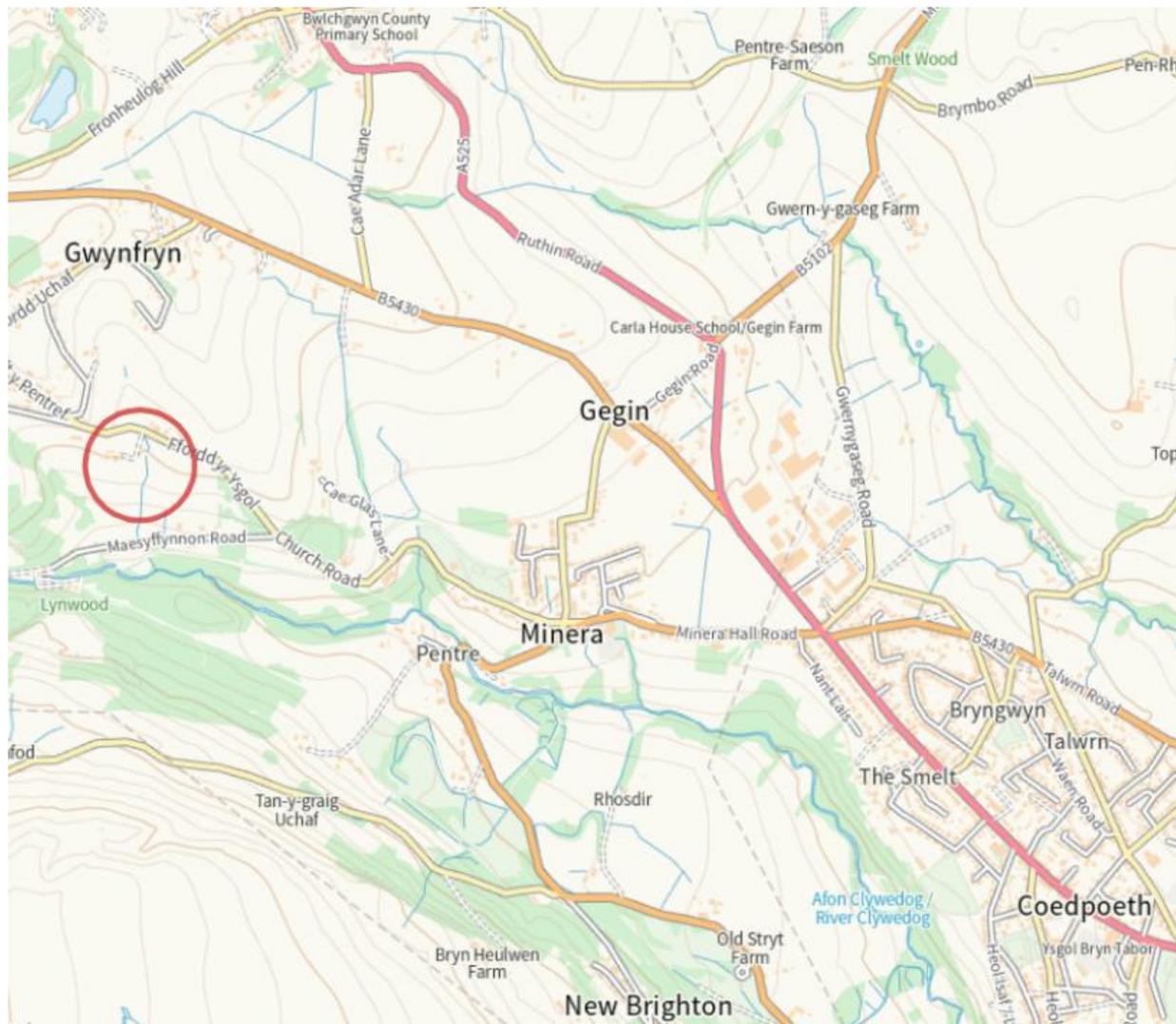


Cae Madog Farmhouse, land and buildings (1.81 acres)



CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

LOCATION PLAN



CAE MADOG FARM, FFORDD YR YSGOL, GWYNFRYN, WREXHAM, LL11 5TR

Agent's Note

Forge Property Consultants and any joint agents for themselves and for the vendor of the property whose agents they are give notice that:

These particulars are produced in good faith and are set out for guidance purposes only and do not constitute any part of a contract

No person in the employment of or any agent of or consultant to FPC has any authority to make any representation or warranty whatsoever in relation to this property

Measurements, areas and distances are approximate, floor plans and photography are for guidance purposes only and dimensions, shapes, sizes and precise locations may differ

It must not be assumed that the property has all the required planning permissions or building regulations consents

Important Notice "These particulars are issued on the distinct understanding that all negotiations are concluded through Forge Property Consultants (or their joint agents where applicable). The property is offered subject to contract and is still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing or otherwise. Forge Property Consultants (and their joint agents where applicable) for themselves and for the vendors of the property whose agents they are, given notice that: (i) These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Forge Property Consultants cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other detail contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) No employee of Forge Property Consultants (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) Forge Property Consultants (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and (v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

