



# THE SMITHY

BERSHAM | WREXHAM | LL14 4LL





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Wrexham 2 miles | Oswestry 13 miles | Chester 13 miles | Liverpool 34 miles  
(all mileages are approximate)

6.75 AN ATTRACTIVE PERIOD FARMHOUSE SET IN AROUND 6.75 ACRES  
WITH A RANGE OF VERSATILE OUTBUILDINGS

Charming Period Farmhouse  
Scope for Modernisation  
Range of Outbuildings  
Land Ext. to approx. 6.75ac  
Excellent Transport Links



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

The Smithy is enviably positioned within land and gardens which extend, in all, to around 6.75 acres, with a sweeping driveway leading to expanses of lawn which encompass the homestead and are interspersed by a range of mature trees and floral beds, before culminating at a range of versatile outbuildings. The gardens adjoin a substantial fenced paddock ideal for the grazing of livestock, this flanked to one side by the River Clywedog which runs along the northern boundary

## SITUATION

The property is peacefully situated within the traditional village of Bersham, which straddles the River Clywedog and enjoys a range of local amenities, including a Church, Public House, and the Bryn Tririon School, whilst retaining a particularly convenient proximity to the nearby cities of Wrexham and Chester, both of which provide a wider range of amenities of all kinds, including educational, recreational and shopping facilities. Liverpool lies just 45 minutes to the north and the north Wales coastline is easily accessible by car via the North Wales Expressway.

## PROPERTY

The property provides principal access into a useful Lobby/Boot Room, ideal for storing muddy boots and coats following walks in the surrounding countryside, from where a door leads through to an inner Hallway with access to a Utility Room and further through to a versatile Dining Room which features a domestic lift up to Bedroom Three and serves as a particularly sociable space, suited to entertaining and family moments alike, with an archway directly through a Kitchen featuring a selection of base and wall units, a window onto the rear, and planned space for white goods.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhocom 2025. Produced for Halls. REF: 1350661

A door from the Dining Room opens into Entrance Hall positioned to the rear of the home, where stairs rise to the first floor and access is provided into a Study, perfect for those working from home. The ground floor accommodation is completed by a well proportioned Reception Room with dual aspect windows and electric "living flame" effect fire.

Access to the first floor is provided by stairs within the Entrance Hall, or via the lift situated in the Dining Room, where a full-length landing opens into three well proportioned Bedrooms, all enjoying elevated views across the countryside beyond and served by a Family Shower Room comprising a walk-in shower, hand basin, and low-flush WC.

Approximate Area = 1677 sq ft / 155.7 sq m  
Limited Use Area(s) = 26 sq ft / 2.4 sq m  
Outbuilding = 2303 sq ft / 213.9 sq m  
Total = 4006 sq ft / 372.1 sq m  
For identification only - Not to scale





## OUTSIDE

The property is approached via a tree-lined driveway which culminates at a substantial tarmac parking area with ample space for multiple vehicles, this flanked to either side by generous expanses of lawn and bordered to the north by the River Cywedog, which runs within the boundary.

Positioned to the east of the property and gardens is a substantial enclosure of pasture land, this presently retained within one enclosure and offering excellent potential for the grazing of livestock.

## OUTBUILDINGS

The Smithy is complemented by a range of versatile outbuildings all easily accessed directly from the driveway, with a traditional brick-built range of stores/garaging (approx. 15m x 5m) which offers potential for conversion for a variety of future usages, such as stabling, annexe, home gym/office or similar (LA consent permitting), alongside a steel-framed agricultural shed (approx. 15m x 9m) with full-height double-opening access doors, ideal for machinery.

## SCHOOLING

The property is conveniently situated for access to a number of well regarded educational establishments, including Riverside School, Rhostyllen CP School, St,Christophers School (rated outstanding), St.Mary's RC Primary, and Ysgol Clewdog.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

What3Words ///adjusting.dome.jammy

Leave Wrexham to the west via the A525, continuing for around 0.7 miles until a left hand turn leads onto Homestead Lane. At the T Junction, turn right onto Bersham Road and proceed for a further 0.7 miles where a right hand turn leads onto the B5098. Follow this road until a T junction, turning right to cross the river and the property will be located on the left, identified by a Halls "For Sale" board.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



