



THE FARM

PENLEY | NR WREXHAM | LL13 0LT





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Ellesmere 4 miles | Wrexham 10 miles | Whitchurch 10 miles
(all mileages are approximate)

An attractive detached period country house requiring complete refurbishment,
situated within gardens and land which extend, in all, to around 7.12 acres

Detached Period Country House
Requiring Complete Refurbishment
Considerable Potential for Extension or Redevelopment (STPP)
Range of Traditional & Modern Outbuildings
Extending, in all, to circa 7.12 acres



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Farm is an appealing detached period farmhouse offering a rare opportunity for comprehensive renovation in an attractive rural setting. The accommodation extends to approximately 1,500 sq ft and presently provides two principal reception rooms, kitchen, utility facilities and four first-floor bedrooms. The house now requires a complete scheme of modernisation and improvement, whilst offering considerable potential for reconfiguration and possible extension/rebuild, subject to the necessary planning consents.

The property is complemented by an extensive range of traditional and agricultural outbuildings extending to in excess of 5,000 sq ft, providing a particularly useful and adaptable collection of buildings. The Farm is offered with grounds extending to approximately 7.12 acres, creating an increasingly rare rural property with substantial scope.

The property is for sale, as a whole, including circa 7.12 acres (as delineated in red on the attached plan) for the price guide of £450,000.

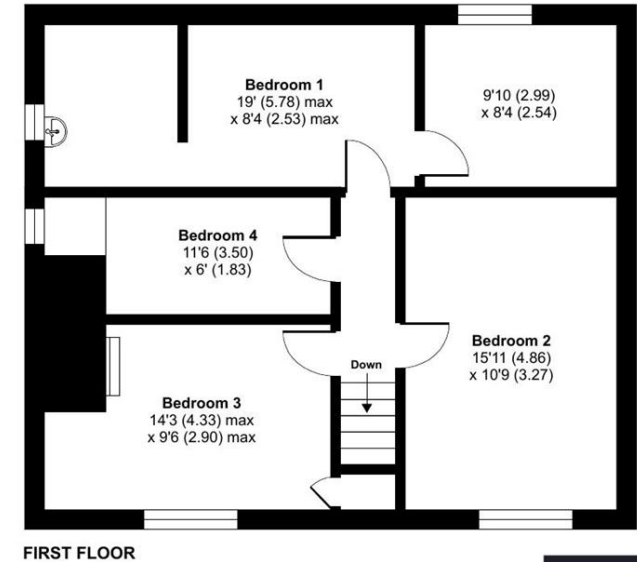
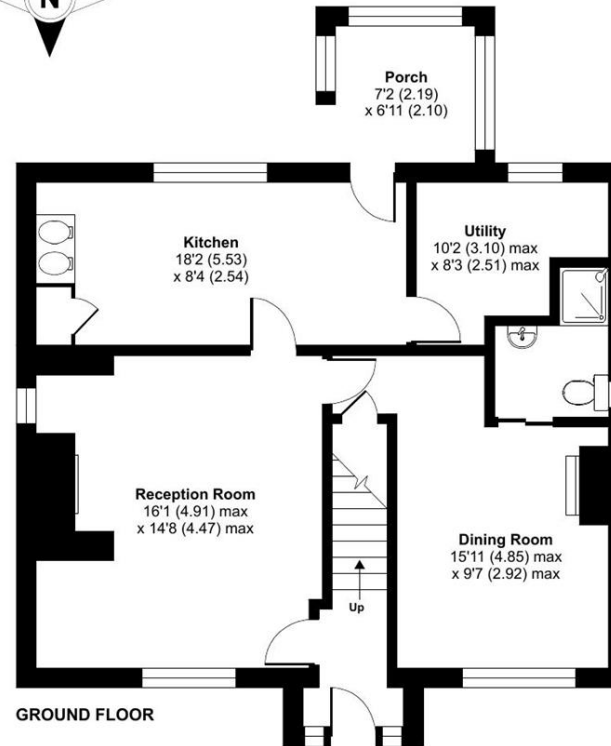
The property is, also, for sale including circa 1.28 acres (as delineated in blue on the attached plan) for the price guide of £375,000.

There is also the possibility of a package inclusive of part of the additional land, if required.

SITUATION

The Farm occupies an attractive rural position on the outskirts of Penley, surrounded by open countryside yet within convenient reach of the village and the wider road network.

Penley provides a useful range of everyday amenities, whilst the larger centres of Ellesmere, Whitchurch and Wrexham offer a more comprehensive selection of shops, services and recreational facilities. The surrounding countryside is predominantly agricultural in character, with a network of rural lanes and footpaths nearby.



Approximate Area = 1471 sq ft / 136.6 sq m
Outbuilding = 5272 sq ft / 489.8 sq m
Total = 6743 sq ft / 626.4 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1520790



PROPERTY

The farmhouse is of traditional construction beneath a pitched slated roof and retains a number of features indicative of its age, including exposed timbers, original fireplaces and areas of exposed brickwork. The property has been largely stripped internally and now requires comprehensive renovation, providing an excellent opportunity for a purchaser to restore and

and remodel the accommodation to their own requirements.

The existing accommodation provides an excellent basis from which to create a characterful family home, with additional potential to extend or alter the existing layout, subject to statutory approval.



LAND & GARDENS

The house is approached alongside the traditional farm buildings, with areas of hard-standing providing access and circulation around the property. Immediately surrounding the farmhouse are established lawned gardens enclosed in part by mature hedging and fencing, with attractive views over the adjoining countryside. The property is offered with land and grounds extending in all to approximately 7.12 acres (delineated in red), leading down to an access onto a small country lane to the south which provides an excellent addition, particularly for equestrians.

OUTBUILDINGS

The Farm benefits from an extensive and particularly useful range of traditional and agricultural outbuildings extending to in excess of 5,000 sq ft. These include a substantial brick/block-built range offering potential for conversion (STPP), a former agricultural Dutch barn/implement shed and a substantial steel-framed fabric covered multi-purpose building. The buildings provide considerable scope for agricultural, equestrian, storage or ancillary use, with possible alternative uses subject to obtaining any necessary planning or other statutory consents.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury School.

METHOD OF SALE

Interested parties are invited to submit their best and final offers in writing (by email to jquinn@halls.gb.com or by recorded post) no later than 12 noon on Thursday 22nd October, 2026.

TENURE & POSSESSION

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

SERVICES

The property is understood to have the benefit from mains water and electrics. Drainage is to a private system.

LOCAL AUTHORITY

Wrexham County Borough Council.

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - TBC

DIRECTIONS

What3Words [///speakr.webcams.plea](https://www.what3words.com/#!/speakr.webcams.plea)

Leave Penley to the east via the A539 in the direction of Whitchurch, continuing for around 0.5 of a mile where the property will be situated on the right and 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 outgoings whether mentioned in 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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.

