



## **Former Church Former Church of St Deiniols, Wrexham, LL13 0YF**

**£295,000**

An excellent opportunity to create a beautiful 4 bedroom 2 en-suite detached family home with the conversion of the former St Deiniols Church and adjoining paddock, enjoying lovely countryside views, located in the semi rural hamlet of Crabtree Green in Eyton yet within walking distance of the highly regarded primary school and benefitting from good road links to Wrexham, Shropshire and the North West. Planning permission was granted on 15/05/2025 for conversion of the existing church into a dwelling and formation of vehicular access. Planning reference number P/2023/0672. Constructed in the late 1930's, the Church is situated on a good sized plot of approximately 0.23 acres to include a paddock, generous front forecourt providing ample parking and guest parking. Full plans etc available on request. Epc exempt

## LOCATION

The hamlet of Eyton enjoys a countryside setting favoured with walkers and cyclists due to its picturesque scenery and yet enjoys excellent communication links to the A483 bypass to allow for daily commuting to the major commercial and industrial centres of the region. The village has the benefit of its own primary school together with secondary schools within the catchment area. The popular and picturesque National Trust Parkland of Erddig is only a short distance away together with an award winning farm shop.

## DIRECTIONS

From Wrexham proceed along the A525 in the direction of Marchwiel and thereafter take the right hand turning signposted Overton opposite Marchwiel Church, proceed for approximately two miles to the mini roundabout and take a right hand turning towards The Plassey, proceed past the farm shop on your left hand side and continue for a further mile into the hamlet of Eyton with the school on your left hand side. Take the next right turn towards Crabtree Green and the property will be observed on the right.

## GROUND FLOOR

Proposed plans briefly comprise an entrance vestibule leading to the hall with cloaks/w.c. off and turned staircase to 1st floor landing.

## OPEN PLAN KITCHEN DINING LIVING ROOM

A spacious entertaining/living space with charming features open to the proposed kitchen area with utility room, boiler store and additional cloaks/w.c. off

## SNUG/PLAYROOM

A versatile room which could also be used as a home office if required.

## 1ST FLOOR

The turned staircase rising to the 1st floor landing with connecting doors off to all rooms

## 4 BEDROOMS

2 of the double bedrooms having the benefit of en-suite shower rooms.

## FAMILY BATHROOM/SHOWER

Can be designed to suit the needs of the owners.

## OUTSIDE

Private forecourt to the front providing ample parking and guest parking. gardens extend to the side and rear with lovely countryside views. Farmhouse style gate opens to the adjoining paddock, ideal for a pony or recreational space.

## PLEASE NOTE

We are advised an overage/development clause applies to the paddock for a term of 25 years from 2023 for any residential/commercial planning

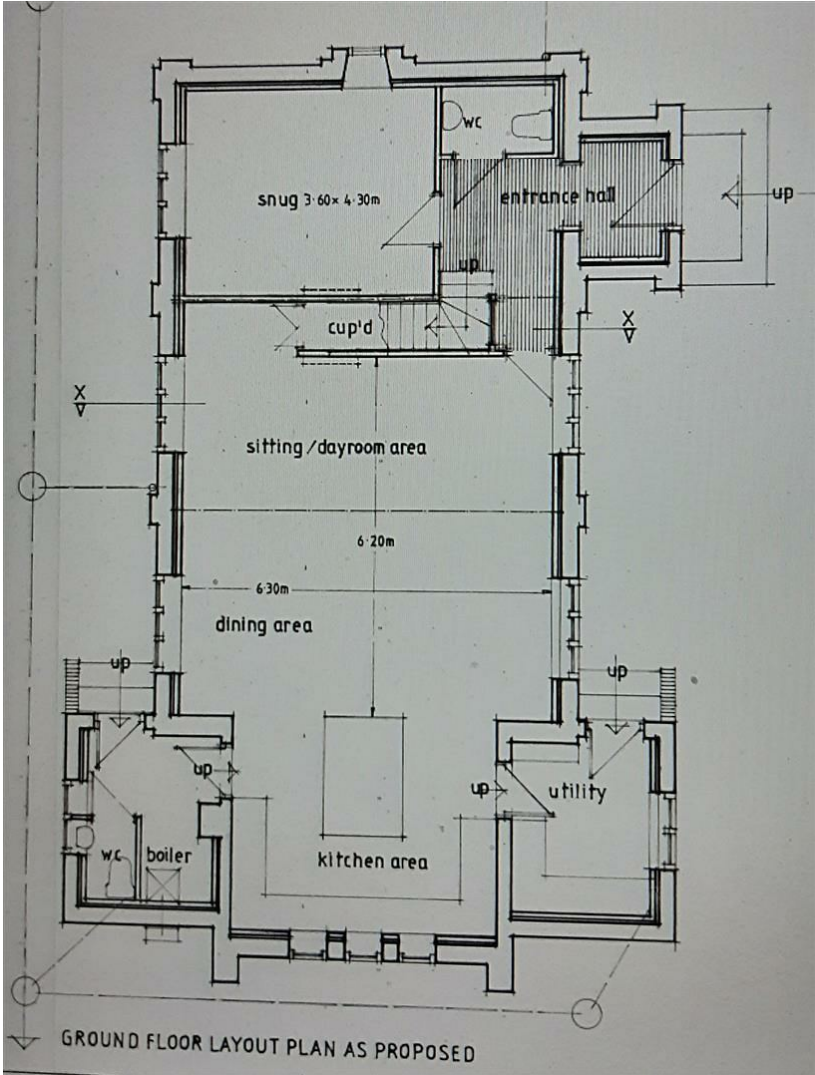
consent granted amounting to 50% of the increase in value of the paddock as a result of planning permission be obtained.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



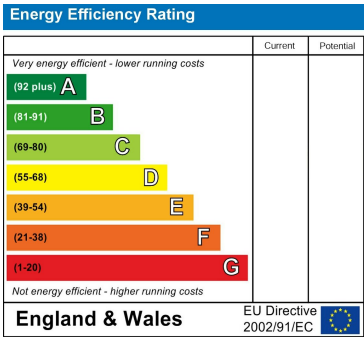
Floor Plan



Area Map



Energy Efficiency Graph



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