



# THE GRANGE FARM

OVERTON-ON-DEE | WREXHAM | LL13 0LE





# THE GRANGE FARM

OVERTON-ON-DEE | WREXHAM | LL13 0LE

Overton-On-Dee (1 mile) | Ellesmere (4 miles) | Wrexham (8 miles) | Chester (21 miles) | Shrewsbury (21 miles)  
(all mileages are approximate)

A WELL PROPORTIONED COUNTRY HOME  
SET IN AROUND 14 ACRES

Circa 1,900 sq ft  
Attractively Appointed  
Garage & Outbuilding  
Approx 14 acres  
Rural Location



**Ellesmere Office**

The Square, Cross Street, Ellesmere,  
Shropshire, SY12 0AW

**T:** 01691 622602

**E:** [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

The Grange Farm is a charming, three-bedroom detached country property which has been lovingly maintained and improved to now provide around 1,900 sq ft of flexibly arranged living accommodation situated across two generous floors.

The property nestles within land and gardens which extend, in all, to around 14 acres and comprise ample driveway parking, attractive gardens, and an interconnecting array of permanent pasture fields, alongside a single garage and versatile outbuilding.

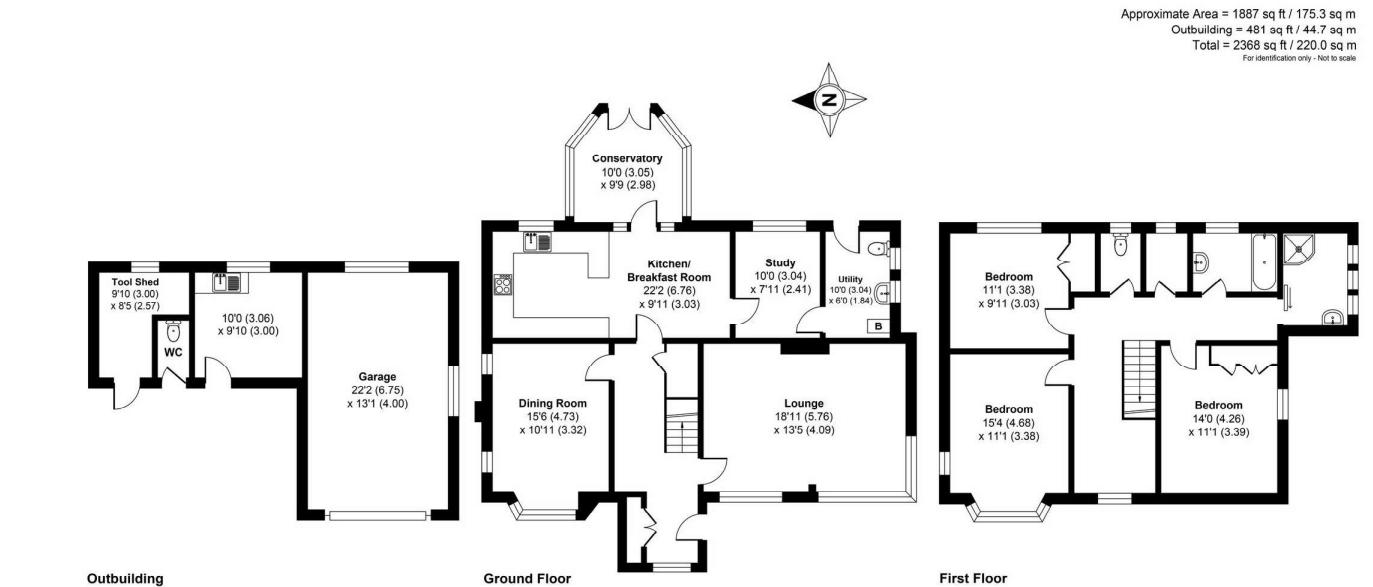
## SITUATION

The Grange Farm is pleasantly situated in a semi-rural location roughly equidistant between the traditional village of Overton-On-Dee and the thriving lakeland town of Ellesmere, both of which offer a respectable range of amenities for their size, including Schools, Supermarket, Public Houses, Restaurants, Medical Facilities, and a range of independent Shops. The property is also well situated for access to the county centres of Shrewsbury and Wrexham, which enjoy a more comprehensive range of amenities of all kinds, including cultural and artistic attractions.

## PROPERTY

The property is principally accessed via a traditional Entrance Hall with tiled flooring, from where stairs rise to the first floor and a door leads immediately to the right into a welcoming Living Room, this featuring dual-aspect windows overlooking the gardens and ample space for seating positioned around a centrally situated exposed brick chimney breast which houses a Clearview multi-fuel burner.

Turning left from the Entrance Hall, one enters a versatile Dining Room with a bay-window and further multi-fuel burner, with the room offering scope for a variety of usages and ideally suited to formal entertaining and more intimate family moments alike.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lerna-Media for Halls.

To the rear of the property is a wonderfully open-plan Kitchen/Breakfast Room which serves as the heart of this family-friendly home and boasts a recently modernised fitted kitchen comprising a selection of cottage-chic cabinets situated alongside a planned dining area, the latter leading on to a light-filled conservatory.

Completing the ground floor accommodation is a useful Study which opens into a Cloakroom.

Stairs rise to a galleried first floor landing with recessed storage cupboard, from where access is provided into three comfortably sized Bedrooms, all enjoying elevated views across the surrounding countryside.

Both a Family Bathroom and a separate Shower Room serve the Bedrooms, with the latter providing scope for conversion into an En-Suite for the Principle Room.



## LAND & GARDENS

The Grange Farm is situated within land and garden which extend, in all, to around 14 acres.

The property is approached onto a substantial courtyard parking area positioned to the rear, this providing ample space for multiples vehicles or machinery and leading on to a Garage (approx. 6.75m x 4.00m) with external Store/Cloakroom/Utility to the side.

To the fore and side lie attractively maintained gardens which are afforded excellent privacy by established hedging and which contain expanses of lawn, mature floral beds, patio areas, and a productive cottage garden with greenhouse.

Accessed via a gate from the courtyard and via a separate roadside gate, is a substantial parcel of adjoining permanent pasture land, ideally suited to those with equestrian or agricultural interests and with scope for development to serve either of these pursuits (LA consent permitting). The land is broadly flat and retained within two interconnecting fields of approximately 8 and 6 acres respectively.

A reduced acreage is available by negotiation.

## N.B.

The property can be offered with a reduced acreage by way of negotiation.

## SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including St.Mary's Primary School, The Maelor School, The Madras Aided School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Oswestry School, Moreton Hall, Shrewsbury School, and Adcote School for Girls.

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

## COUNCIL TAX

Council Tax Band – G

## DIRECTIONS

What3Words ///sizing.swerving.shade

Leave Ellesmere via the A528 in the direction of Overton-On-Dee. Proceed for around 4.2 miles and the property will be situated on the right, shortly before a left hand turn towards St.Martins, 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 outgoing 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. 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.



