





Big Green Farm Ellesmere Lane, Penley, Wrexham, LL13 0LP
Offers In The Region Of £335,000

A rare opportunity to purchase this three-bedroom detached period family home which was comprehensively renovated over the recent years. Over two floors, the property provides approximately 1,230 sq ft of stylishly presented and characterful accommodation. Externally the property benefits from landscaped gardens and driveway parking.



LOCATION

Big Green Farm is situated on the perimeter of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

THE PROPERTY

The property accommodation briefly comprises of; Entrance Hall, spacious Sitting Room boasting double-aspect windows and centrally positioned log-burner, well appointed Kitchen/Dining Room, again with dual-aspect windows, Cloakroom and Family Room with two sets of French doors to garden, First floor landing, Principal bedroom with en suite shower room, Two further bedrooms and modern family bathroom. Big Green Farm benefits from Upvc double glazing, Central heating provided by an Air Source heat pump and Ev charging point.

RECEPTION HALL

5'4" x 4'0" (1.65m x 1.24m)

With UPVC front door, ceiling light, and stairs to first floor.

SITTING ROOM

20'4" x 12'4" (6.22m x 3.77m)

Boasting double-aspect windows, centrally positioned log-burner set within an inglenook, and ample space for seating. Ceiling light and radiator. From the Sitting Room, a further door leads through to;

KITCHEN/DINING ROOM

20'2" x 11'4" (6.17m x 3.47m)

Featuring a stylish selection of fitted based units with Quartz worksurfaces over boasting a range of integrated appliances, all arranged around a large central island, alongside planned space to accommodate a breakfast or dining table. The kitchen also benefits from door to the rear, dual-aspect windows which allow views over the gardens and spotlighting.

INNER HALL

From the Sitting Room, an inner Hall gives access to a Cloakroom and Family Room.

CLOAKROOM

Fitted with low flush WC and hand wash basin.

FAMILY ROOM

10'3" x 12'3" (3.14m x 3.75m)

A wonderfully versatile room, presently utilised as a secondary Reception Room but with excellent potential for a variety of usages, be that as a Family Room, Games Room, or home Office; with two sets of double-opening patio doors which allow immediate access onto the impeccably maintained gardens.

FIRST FLOOR

Stairs rise from the Entrance Hall to the first floor landing, from where doors allow access into three comfortably sized Bedrooms, each enjoying elevated views across the scenic countryside which surround this popular village.

BEDROOM ONE

13'8" x 12'5" (4.19m x 3.81m)

Double room with uPVC window capturing countryside views, radiator and ceiling light.

ENSUITE

Fitted with low flush WC, hand wash basin and shower unit with glass door. Fan heater and ceiling light.

BEDROOM TWO

10'10" x 11'0" (3.32m x 3.36m)

Double room with uPVC window and beautiful views, radiator and ceiling light.

BEDROOM THREE

8'10" x 7'9" (2.71m x 2.38m)

With elevated views across the scenic countryside, loft hatch, ceiling light and radiator.

BATHROOM

5'10" x 8'9" (1.80m x 2.67m)

Modern suite with panelled bath and shower attachment, low flush WC, and wash hand basin. UPVC window to the side, tiled flooring, heated towel rail and spotlighting.

EXTERNAL

The property is accessed over a double width tarmac driveway situated to the rear of the property and is served by an EV charging point, with gated pedestrian access offered directly from the driveway or via a walkway to the side of the gardens. The gardens are a notable feature of the property and extend, having been much improved by the current vendors to now provide expanses of lawn bordered by established floral beds, alongside an attractive paved patio area which represents an ideal space for outdoor dining and entertaining.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected and that heating is provided by an Air Source Heat Pump. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoors. We understand the Flood Risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Wrexham

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted Penley. Proceed along this road for around 2.8 miles and, shortly after entering the village, the property will be situated on the left and identified by our For Sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334

**Roger
Parry**
& Partners



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.