



The Old Stables

Furnace Road, Cefn- y-bedd, Wrexham, LL12 9TP.



LARCH
PROPERTY

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Wrexham
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An Outstanding Equestrian Property With Impressive 3 Bedroom Barn Conversion, 8 Stables, Floodlit Arena, Extensive Paddock & Woodland With Cross Country Course, In All About 16.58 Acres

Accommodation In Brief

- Entrance hall
- Shower room
- Sitting room
- Study
- Kitchen/breakfast/dining room/snug
- Utility/boot room/back kitchen
- Principal suite with en suite shower room & walk in wardrobe
- Two double bedrooms both with jack & jill en suite bathroom & walk in wardrobes
- Family bathroom
- Landscaped gardens

EQUESTRIAN FACILITIES

- Stable block with 8 stables
- Tack room & feed store
- 60 x 20 floodlit menage with mirrors
- Extensive paddock land (2 paddocks with field shelters)
- Mature woodland housing cross country course, woodland ride/walks
- In all about 16.58 acres



Description

The Old Stables is an impressive equestrian property, nestled in its own extensive land, with outstanding rural views.

In the heart of the land lies a wonderfully presented, spacious and up to date barn conversion with south facing gardens. This spacious, light and airy home has an ideal layout for family living. A large entrance hall with tiled flooring sits centrally leading to the shower room with WC. To the left of the hall lies the well proportioned sitting room which is dual aspect. To the right of the hall is the huge kitchen breakfast room which is open plan to the breakfast/dining room and snug area. This vast room has a slate floor and a comprehensive range of cream units with solid oak worksurfaces and Electric Everhot range cooker, integral Neff dishwasher, Samsung fridge freezer and French doors leading to the front stone terrace/gardens. There is room for a large dining table, with sofas and log burner at the snug end of the room. A door from this room leads to the dual aspect study with tiled flooring. The ground floor is completed by a generously proportioned utility room/boot room/back kitchen with natural stone flooring and a large range of white units with Rangemaster range cooker, Samsung extractor unit and space and plumbing for washing machine and dryer. There is a back door with steps down to the stable yard.

The first floor houses the principal suite which is a large double bedroom with double doors opening out onto a Juliet balcony affording far reaching views. There is a large walk in wardrobe and en suite shower room.

Bedrooms two and three are both good-sized doubles which share a beautifully appointed jack and jill bathroom. There is also a lovely family bathroom with free standing bath.

Gardens

The gardens are to the front and both sides of the house, with the more extensive lawns being to the southern side. There is a wide stone terrace that abuts the front and side of the house, providing a wonderful al fresco dining area in which to enjoy the far reaching rural views.

Equestrian Facilities

There is a post and railed, floodlit menage measuring 60 x 20m with silica sand and Flexiride surface that sits between the paddock land and stable block. The wooden stable block houses eight stables with a fully kitted out and secure tack room. There is an open sided wooden shelter that overlooks the yard that houses the feed stores and rug racks. There are numerous fields with secure livestock fencing with water, two of which have field shelters with concrete flooring. Within the paddocks are numerous timber cross country fences with a gated entrance leading to a cross-country course situated within the extensive mature woodland.



Location

The house offers a rural location off a quiet country lane on the edge of Cefn-y-Bedd. The property enjoys outstanding countryside views. Day-to-day needs are well covered, with a post office and small shopping centre around two miles away in Gwersyllt, while Wrexham town centre is a short drive and offers supermarkets, high street shopping and restaurants.

The surrounding area has plenty to offer equestrians particularly well served by Broxton Gallops and Kelsall Hill both a short drive away, providing excellent all-weather riding and competitions. The Ffrwd serves as the local pub, offering food and ales in a relaxed, family-friendly setting. Football fans will also appreciate easy access to Wrexham AFC, a club that has gained considerable national and international attention in recent years.

Travel connections are great, Cefn-y-Bedd has its own railway station with direct services to Wrexham, Birkenhead and Liverpool, and a change at Wrexham General opens up connections to Shrewsbury and Chester and the wider national rail network. By road, Wrexham provides access to the A483, linking north to Chester and south to Oswestry. Families are well catered for educationally, with Abermorddu County Primary and Ysgol Estyn both close by, and the highly regarded Castell Alun High School in nearby Hope serving secondary-age pupils.



Approx distances in miles:

Wrexham 5 m | Chester 11 m | M56 Jc 11, 16 m | Oswestry 18 m | Shrewsbury 35 m | Liverpool 39 m | Manchester 52 m

Directions

Postcode: LL12 9TP

What3words: gossping.observe.noticing

From junction 7 of the A483 take the B5102 towards Llay. Proceed through Llay staying on the B5102 until you reach The Hollybush Pub. Turn right and then left after the railway bridge, continuing on the B5102. After approximately 1 mile proceed past the Ffrwd Pub and over the stone bridge, taking the first left into Furnace Road. At the first right hand bend bear left into a shared driveway, proceeding through the five bar gate, where you will see the house on the left hand side.

Property Information

TENURE: Freehold

EPC: D

SERVICES: Mains water, electricity, private tank drainage, oil fired central heating. The stable block/tack room and feed store have power and water.

LOCAL AUTHORITY: Wrexham

COUNCIL TAX BAND: H, about £4,429.80 payable for 2026

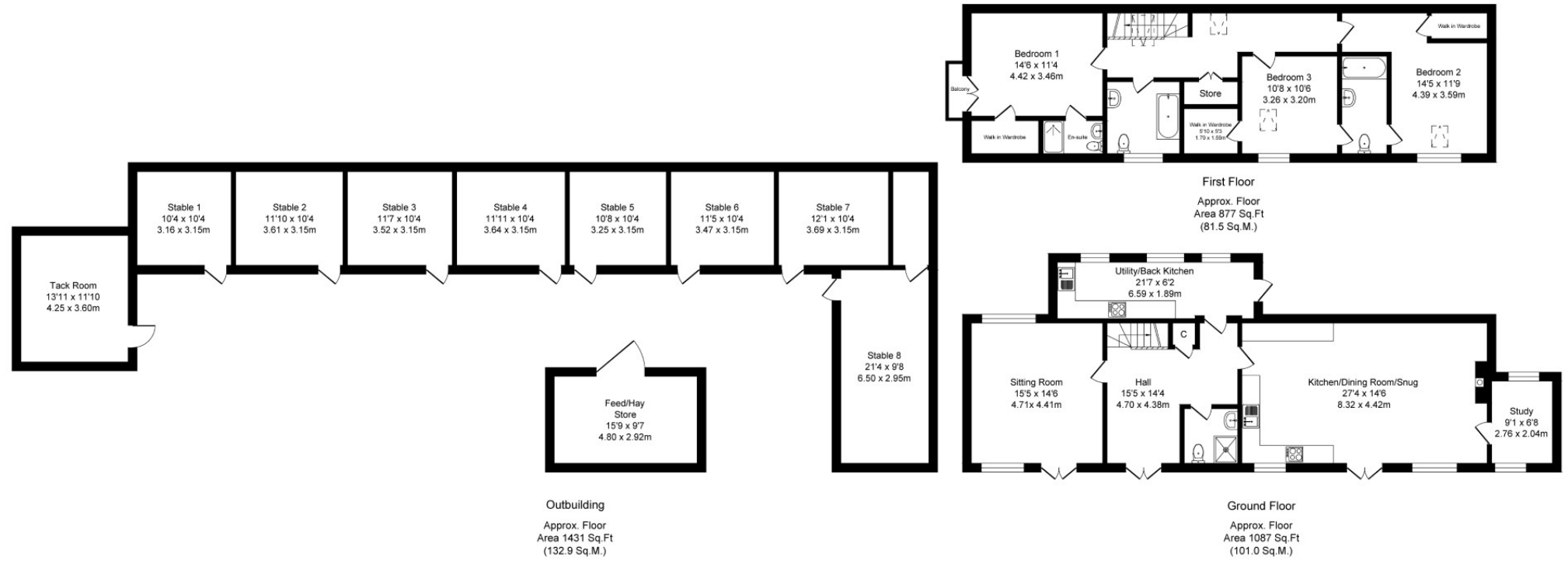
AGENTS NOTES:

- There is a footpath crossing the property
- The aerial shots and plans are for identification only and not to be relied upon
- There are dual driveways that The Old Stables have a right of access over. Part of the driveways are shared with neighbouring properties.
- The neighbouring house Cwm Dirgel has a right of access over the front driveway and to facilitate access to their rear garden.

Floorplan

Total Approx Floor Area 3395 sq ft (315.4 sq m)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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