

**TO LET**  
**Althrey House, Overton Road, Bangor-on-Dee,**  
**Nr Wrexham, LL13 0DA**



- 4-bedroom unfurnished detached farmhouse situated next to Bangor-on-Dee Racecourse with open views across the River Dee meadows
- Adjacent 1.38 acre paddock and access to nearby stable block
- Heating provided by a new air source heat pump
- Single detached garage. Private off-road parking
- Available immediately
- Council Tax Band H. EPC Rating currently awaited.

**RENT: £1,600 PER CALENDAR MONTH**

**DEPOSIT: £1,800**

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## **DESCRIPTION**

A spacious four-bedroom detached farmhouse set in a superb rural position next to Bangor-on-Dee Racecourse, enjoying open views across the River Dee meadows. The property includes an adjacent 1.38-acre paddock and access to a nearby stable block, making it an excellent option for those wishing to keep a single horse or pony.

This modern farmhouse offers generous family accommodation with well-proportioned rooms throughout. The ground floor features a large kitchen/snug, separate dining room and a bright dual-aspect lounge. Upstairs, the master bedroom benefits from an ensuite bathroom, alongside three further bedrooms and a family bathroom.

The home is heated by a new air-source heat pump and has double glazing and carpets throughout (except where stated). A single attached garage, ample parking and a private rear garden complete the offering.

## **ACCOMMODATION**

### **Ground Floor**

**Entrance Hall** (2.15m x 1.20m) - with tiled floor.

**Lounge** (6.50m x 3.90m) - Dual-aspect windows to front and rear gardens, fireplace with slate hearth, TV point.

**Dining Room** (4.30m x 3.40m)

**Kitchen / Snug** (Kitchen: 5.20m x 4.20m; Snug: 3.50m x 3.26m) - Fitted base and wall units, work surfaces, sink, built-in oven, hob and fridge. Tiled floor. Snug area with sliding patio doors to rear garden.

**Utility Room** (3.03m x 3.30m) - Stainless steel sink, plumbing for washing machine, internal door to garage.

**WC & Cloakroom** (3.20m x 1.20m)

### **First Floor**

**Master Bedroom** (3.85m x 3.66m)  
Built-in wardrobes.

**Ensuite Bathroom** (2.45m x 1.65m) - Bath, wash basin and WC.

**Bedroom 2** (4.30m x 3.35m) - Built-in wardrobe.

**Bedroom 3** (4.60m x 3.35m) - Built-in wardrobe.

**Bedroom 4** (3.40m x 3.10m) - Built-in wardrobe.

**Family Bathroom** (2.65m x 2.50m) - Bath, shower, WC and pedestal basin.

## **Outside**

**Garden** - A south-facing garden enclosed by mature hedges, trees and shrubs. Patio area directly outside the snug, ideal for outdoor dining.  
Generous parking area at the front of the house.

**Single Garage** (5.50m x 2.90m) - Attached, with secure up-and-over steel door and internal access from utility room.

## **Garden Store and Outside WC**

## **Equestrian Facilities**

**Paddock** - Extending to 1.38 acres, enclosed by fencing and hedges. Suitable for one horse or pony.

**Stable Block** - Located approximately 100m from the paddock. Comprises three stables and a tack room.

## **SERVICES**

We understand mains water and electricity are connected to the property. Sewage is via a septic tank drainage system.

## **ENERGY PERFORMANCE CERTIFICATE**

Currently awaited.

## **COUNCIL TAX**

According to Wrexham Council website, the property is in Band H for Council Tax purposes.

## **TENURE**

The property is available to let for a minimum term of 12 months, or longer, and which can be discussed with the Landlord.

Pets welcome.

No smokers.

## **VIEWINGS**

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on [admin@forgeproperty.co.uk](mailto:admin@forgeproperty.co.uk)

Agents Note: Photos and accommodation information supplied by Client.

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*Updated:*



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