

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £600,000

🛏 4 Bedrooms

🛁 1 Bathroom

📍 1.41 Acres (0.57 ha)

Rutters Farmhouse, Erbistock, Wrexham,

LL13 0DL

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General Remarks

A unique opportunity to purchase a detached country property with a range of outbuildings with development potential subject to necessary planning consents, together with small paddock extending to 1.41 acres (0.57 ha) or thereabouts.

Situated in the favourable semi-rural village of Erbistock in a splendid tranquil setting within close proximity to the River Dee and close to the facilities at the 17th Century Boat Inn.

The property is in need of a full scheme of modernisation but has the potential to create an excellent country home.

Location: The property is situated in the favourable semi-rural village of Erbistock in a splendid tranquil setting within close proximity of the River Dee and close to the facilities at the 17th Century Boat Inn. The popular village of Overton-on-Dee is approximately 2.5 miles. Access to main routes include A528 (to Ellesmere) and A539 (to Whitchurch). Within easy reach of the historic picturesque town of Llangollen situated on the banks of the River Dee and renowned for the International Eisteddfod. The A5/483 bypass provides links north to the cities of Wrexham and Chester and south to Shrewsbury/Welshpool and the motorway network beyond.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Covered Canopy Entrance Porch above Entrance Door into Entrance Hall:

Sitting Room: 15' 4" x 15' 0" (4.68m x 4.56m) Dual aspect windows, exposed centre ceiling oak beam, built-in cupboard, open fireplace set on a raised tile hearth with stone surround and timber mantel, two radiators.

Living/Dining Room: 15' 11" x 15' 8" (4.85m x 4.78m) Brick inglenook with housing log stove set on a raised tile hearth with oak beam above, exposed ceiling beam, radiator. Door to cellar.

Cellar: 15' 1" x 14' 5" (4.59m x 4.40m) power and light.

Study/Living Space: 7' 5" x 6' 11" (2.25m x 2.10m) Radiator.

Utility Room: 7' 9" x 6' 11" (2.37m x 2.10m) Wood effect flooring, plumbing for washing machine.

Cloakroom: 4' 11" x 4' 4" (1.49m x 1.31m) Wash hand basin, low level flush wc

Inner Hallway: Doors either side with access to outside. Radiator.

Breakfast Kitchen: 12' 11" x 10' 7" (3.94m x 3.23m) Dual aspect windows, exposed ceiling beams. Fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit and drainer. 'Mistral' oil boiler.

Stairs to First Floor and Landing Area:

Bedroom One: 16' 3" x 15' 0" (4.96m x 4.57m) Radiator.

Bedroom Two: 14' 4" x 10' 6" (4.37m x 3.20m) Access to roof space, radiator.

Bedroom Three: 12' 11" x 10' 8" (3.94m x 3.25m) Access to roof space, radiator.

Bedroom Four: 8' 10" x 7' 11" (2.69m x 2.42m) Radiator.

Bathroom: 7' 11" x 5' 10" (2.42m x 1.77m) Wood effect vinyl flooring. Panel bath with shower attachment, pedestal wash hand basin, low level flush w.c., partly tiled walls. Airing cupboard housing hot water cylinder and slatted shelf.

Outside: The gardens to the property lie predominately to the rear and are mainly down to grass with numerous mature trees and shrubs in places. A small courtyard patio area with steps leading to the garden beyond which provides several seating areas with pleasant views over the surrounding countryside and towards the River Dee. A cobble yard to the rear and side of the property leads to the outbuildings with further access onto the lane beyond. There is access from the garden if required to the adjacent paddock which is down to pasture and also has separate road access.

Land - 0.92 of an acre (0.49 ha): Versatile block of land down to grass with good roadside access lying adjacent to Rutter Farmhouse.

Range of Stone and Brick Outbuildings: Useful range of outbuildings with potential for a variety of other usages (ie) granny annexe, holiday lets, offices - subject to the necessary planning consents.

Former Shippon: 15' 8" x 10' 1" (4.78m x 3.08m)

Store Area: 10' 1" x 4' 0" (3.08m x 1.22m)

Former Shippon: 11' 7" x 10' 1" (3.54m x 3.08m)

Workshop: 10' 1" x 7' 2" (3.08m x 2.18m)

Former Pig Sties: 15' 3" x 7' 3" (4.66m x 2.22m)

Detached Barn with loft above: 15' 3" x 15' 3" (4.66m x 4.64m)

Derelict Former Open Cart Shed Area:

Detached Two Storey Workshop/Former Shippon in two compartments:

Ground floor: compartment one: 15' 9" x 15' 8" (4.79m x 4.77m)

First Floor - compartment one: 15' 9" x 11' 7" (4.79m x 3.53m)

Ground Floor - compartment two: 15' 9" x 11' 7" (4.79m x 3.53m)

First Floor - compartment two: 15' 9" x 11' 7" (4.79m x 3.53m)









Agent Note: Please be aware some areas of the garden may prove steep neither the Sellers nor Agent take any responsibility for any injuries, damages etc which may occur during the viewing. Also, due to the age and condition of the outbuildings neither the Sellers nor the Agents take any responsibility for any injuries, damages etc which may occur during the viewing.



EPC Rating 23|F Council Tax Band 'F':

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that mains water and electricity are connected. A private septic tank drainage system and the property is warmed via oil central heating.

Directions: Travelling south from Wrexham take the A483 exiting at Ruabon and taking the A539 signposted to

Overton-On-Dee continue along the A539 turning right sign posted to The Boat. Continue along this lane following directions for The Boat after a short distance the property will be identified on the right-hand side by the agents for sale board.

What3Words: ///plantings.removing.funky:

Viewing and further information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.



Rutters Farm, Erbistock, LL13 0DL

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Total Area: 169.5 m² ... 1824 ft²

All measurements are approximate and for display purposes only

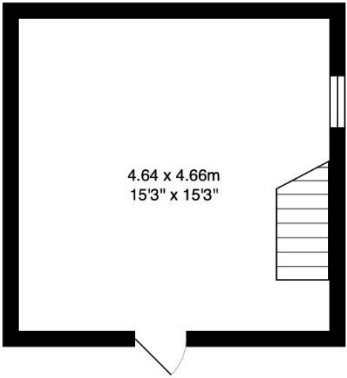
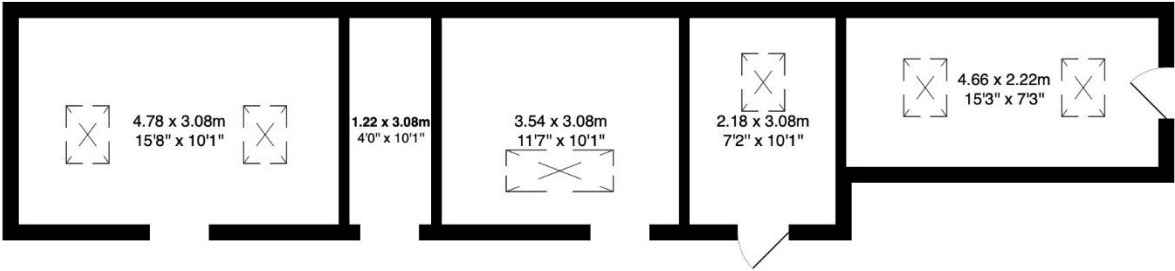
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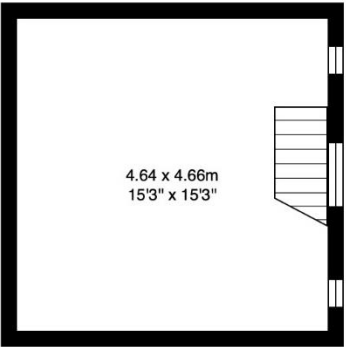
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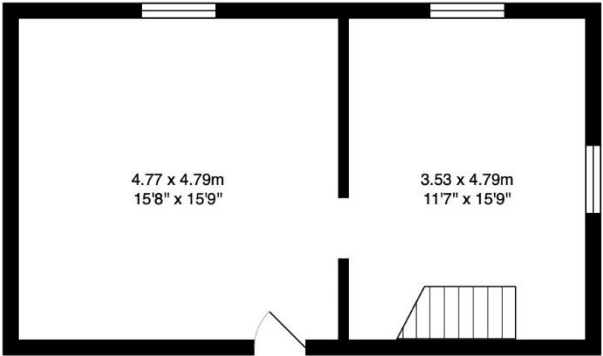




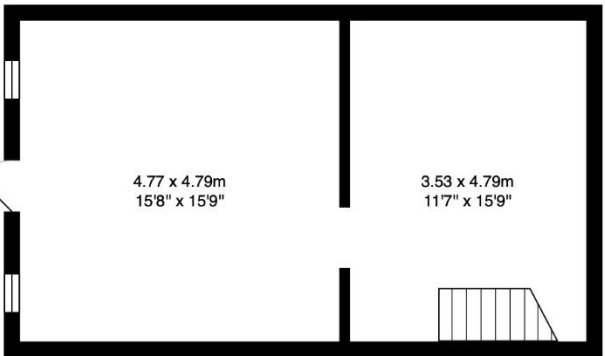
Ground Floor



First Floor



Ground Floor



First Floor