



FOR SALE

Offers in the region of £325,000

Wilmaye Ellesmere Lane, Penley, Nr Wrexham, LL13 0LP

A substantial three-bedroom detached bungalow boasting well appointed living accommodation alongside a range of versatile outbuildings and generous gardens which extend to circa 0.27ac with open fields to the rear, peacefully situated on the perimeter of Penley.



FOR SALE

Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



- **Detached Bungalow**
- **Well Presented**
- **Gardens ext to approx 0.27ac**
- **Adjoining Open Fields**
- **Garage and Outbuildings**
- **Edge of Village**

DESCRIPTION

Halls are delighted with instructions to offer Wilmaye in Penley for sale by private treaty.

Wilmaye is an impressively proportioned detached three-bedroom bungalow which has been carefully improved and maintained by the current vendors to now provide just under 1,300 sq ft of well appointed and thoughtfully arranged living accommodation situated across a single floor.

The property is enviably situated within generous gardens which extend, in all, to around 0.27ac and abut open fields to the west, whilst comprising expanses of lawn complemented by attractive seating areas and a number of floral beds, with ample parking for a number of vehicles.

The property is further complemented by a range of useful and versatile outbuildings, these comprising a detached single Garage, an external Store, a range of Kennels, and a further Store currently utilised for surplus kennelling.

SITUATION

Wilmaye occupies a prime position against a backdrop of open countryside on 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.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

DIRECTIONS

Leave Ellesmere via Grange Road in the direction of Overton-on-Dee, continuing for around 1 mile until a right hand turn (signposted 'Penley' leads on to a country lane. Proceed along the lane for a further 2.8 miles and, shortly after entering the village, the property will be situated on the left and identified by a Halls "For Sale" board.

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THE PROPERTY

The property provides principal access from the east via a covered external Porch which enters into an Entrance Hall, from where doors open into three well proportioned Bedrooms, each comfortably able to accommodate double beds and with scope for use as further Reception Rooms, should this be preferred, with the Bedrooms served by a family Shower Room which features a modern white suite comprising a walk-in shower, hand basin and low-flush WC.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Turning left from the Entrance Hall, one enters an impressive Kitchen/Dining Room, this extending to almost 10m in length and serving as the heart of this spacious home, with a range of modern fitted units complemented by a three windows overlooking the rear and ample open space for seating or dining, making the room ideal for entertaining and family moments alike. To the rear of the Kitchen is a Utility/Boot Room with glazing on three sides.

The living accommodation is completed by a welcoming Living Room complete with corner log-burner and a large window onto the front gardens, and from where double-opening doors lead to the south into a Conservatory offering views across the generous gardens, with further patio doors which open onto the same.

OUTSIDE

The gardens are a particularly notable feature of the property and extend, in all, to around 0.27ac, whilst enjoying a bucolic backdrop of open fields to the west. Accessed through double-opening secure gates, these opening onto ample driveway space for multiple vehicles and culminating at a detached single Garage (approx. 5.91m x 4.00m) with metal front access door, pedestrian door to the side, and with power and light laid on.

The gardens taper to the south and, as such, capitalise on their desirable aspect by allowing for full sun throughout the day, with large expanses of lawn complemented by maturing hedges, floral beds, and an attractive seating area, the latter representing an ideal space for outdoor dining and entertaining.

OUTBUILDINGS

Further to the Garage, Wilmaye boasts a range of versatile outbuildings, these to include a selection of kennels and external stores, which could serve a variety of onward usages.

SERVICES

The property is understood to benefit from mains water, electrics and drainage.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band F on the local authority register.

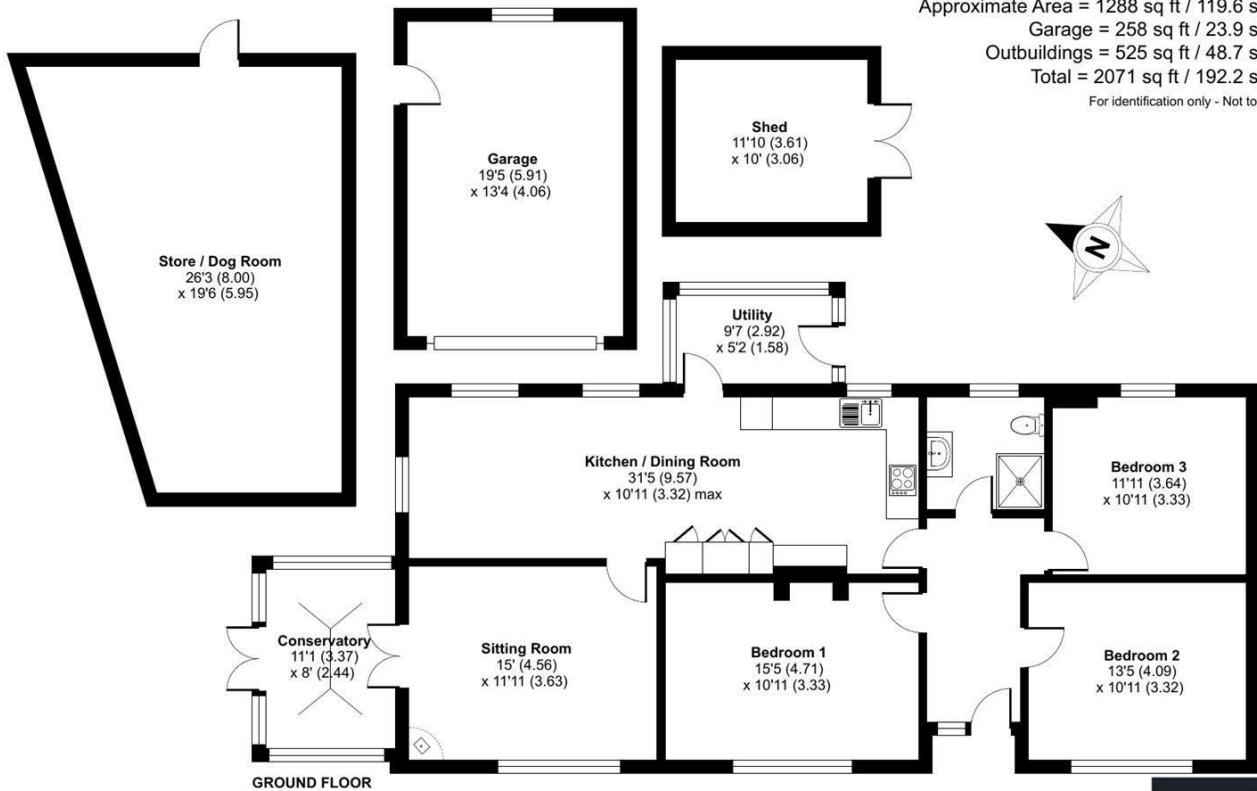
AML (Anti-Money Laundering)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



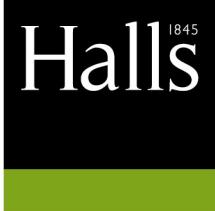
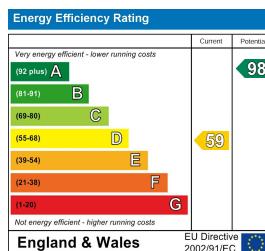
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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