



Pen y Gardden Hall

Pen y Gardden, Ruabon, Wrexham, Clwyd



BNP PARIBAS GROUP

A magnificent period house with a wealth of attractive accommodation, outbuildings and delightful gardens

A fine country house with a wealth of beautifully presented, characterful accommodation and outbuildings, including a self-contained annexe. All set within beautiful gardens and parkland grounds, including stabling, manège and tennis court, with stunning views across the surrounding countryside, just outside the village of Ruabon, 17 miles south of Chester



6 RECEPTION ROOMS



8 BEDROOMS



5 BATHROOMS



GARAGING & TENNIS COURT



16.86 ACRES



FREEHOLD



RURAL



5,694 SQ FT



**GUIDE PRICE
£1,850,000**



The property

Pen y Gardden Hall is a handsome and substantial period house, providing eight bedrooms and more than 5,500 square feet of attractive accommodation arranged over four floors. Dating from around 1850, the house features attractive stone elevations and large sash windows outside, while inside there are various splendid character features, including high corniced ceilings, rich wood panelling and impressive original fireplaces.

The ground floor has a stunning reception hall with part-panelled walls, a grand staircase and attractive patterned tiled floors. Off the reception hall, the main ground-floor reception rooms include the well-proportioned sitting room and the formal dining room, the sitting room benefitting from a dual aspect welcoming plenty of natural light, while the dining room has wood panelling, a chandelier light fitting and an impressive original fireplace. The ground floor also has a useful study for private home working and a relaxed family room with a logburner, which adjoins the large, extended kitchen and dining room in a semi

open-plan layout. Large sliding glass doors open to the rear and skylights overhead flood the room with natural light, which has fitted units, a logburner and space for all the necessary appliances. There is a ground-floor laundry, and stairs lead to the lower level, where you will find a pantry, a wine cellar, a store and a home gym with a sauna and a shower room.

Two staircases lead to the first floor, where there are four well-presented bedrooms, including the generous principal bedroom with its en suite bathroom. One first-floor bedroom has its own washbasin, while there is also a family bathroom with a freestanding bathtub and a separate shower, as well as an additional shower room. Stairs continue to the second floor, where there are three further bedrooms, eaves storage and a family bathroom.





Outside

The house is set in an idyllic rural position, with a sweeping gravel driveway leading from the road to the house and providing plenty of parking, as well as leading to the detached double garage. At the rear of the garaging block there is a contemporary styled self-contained annexe with an open-plan kitchen, dining area and sitting room, with sliding glass doors opening to the gardens. The annexe also offers one bedroom and a shower room, making it ideal for guests or family members.

Additional outbuildings include a summer house with three studios, a long greenhouse and a garden store. The gardens surrounding the house offer stunning countryside views and feature beautiful rolling lawns with various hedgerows and mature specimen trees, while beyond the gardens there are open fields and meadows which are ideal for grazing livestock. Stabling sits adjacent to the arena. The parkland is divided into paddocks, each with a water supply. There is a substantial manège with a sand and rubber all weather surface.

Location

The property is located in the hamlet of Pen y Gardden, set within attractive rolling countryside on the outskirts of Ruabon. The village provides a range of local amenities including shops, a post office, medical services, and several pubs. The town of Wrexham, approximately eight miles to the north, offers a comprehensive selection of shopping, leisure, and cultural facilities.

Transport links are excellent. Ruabon railway station provides regular services to Wrexham, Shrewsbury, and Chester, while the nearby A483 offers convenient road connections north to Chester and south through mid-Wales and the West Midlands, including Birmingham. The location combines a peaceful rural setting with easy access to local and regional centres.



Distances

- Johnstown 1.4 miles
- Cefn-mawr 2.9 miles
- Wrexham 6.1 miles
- Ellesmere 11.5 miles

Nearby Stations

- Ruabon
- Chirk
- Wrexham Central

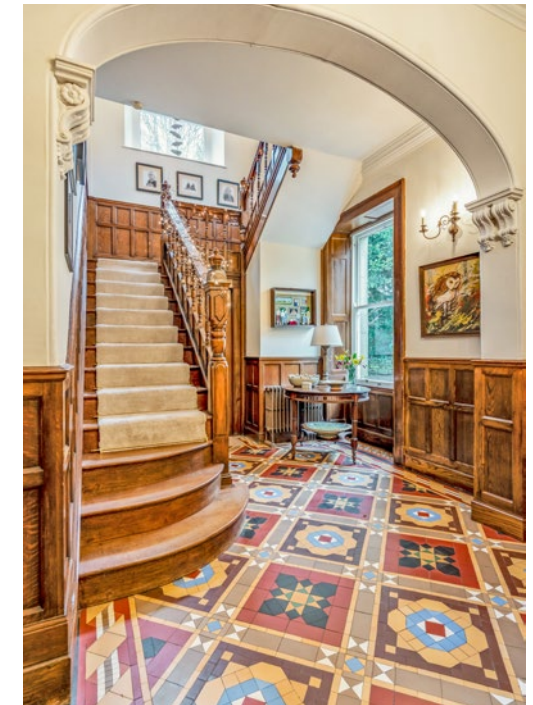
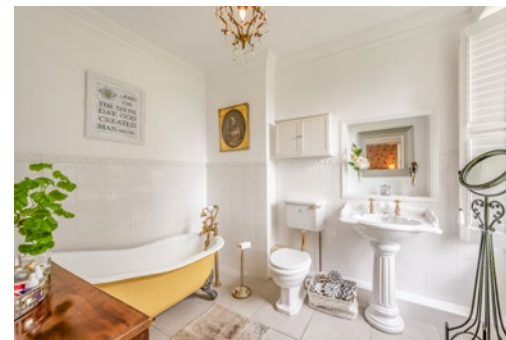
Key Locations

- Pontcysyllte Aqueduct (UNESCO World Heritage Site)
- Chirk Castle (National Trust)
- Erddig Hall & Gardens (National Trust)
- Ty Mawr Country Park
- Wrexham County Borough Museum & Archives
- Acton Park, Wrexham

- Plas Newydd Historic House and Gardens (Llangollen)
- Llangollen Railway (heritage steam railway)
- Valle Crucis Abbey (historic ruins)
- Cefn Viaduct & Panorama Walk
- Alyn Waters Country Park
- Whittington Castle
- Park Hall Countryside Experience

Nearby Schools

- Packwood Haugh
- Ellesmere College
- Abbey Gate College
- Moreton Hall School
- King's and Queen's schools Chester
- Bellis Independent Prep School
- Oswestry School
- The Queen's School









Pen Y Gaden Hall, Ruabon, LL14 6RE



House & Gardens (WA446887) - (0.63 ha / 1.55 ac)
 Land (WA665078) - (6.19 ha / 15.31 ac)

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Not to Scale. Drawing No. Z25485-01 | Date 12.06.25





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height
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Floorplans

Main House internal area 5,694 sq ft (529 sq m)
 Garage internal area 525 sq ft (49 sq m)
 Greenhouse, Summer House & Garden Store internal area 1,005 sq ft (93 sq m)
 Annexe internal area 385 sq ft (36 sq m)
 Total internal area 7,609 sq ft (707 sq m)
 For identification purposes only.

Directions

Post Code LL14 6RE

what3words: ///voting.concluded.unlocking

General

Local Authority: Wrexham County Borough Council

Services: Mains electricity, gas and water. Gas central heating. Private drainage that we understand may not comply with current regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band I

EPC Rating: D

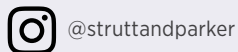
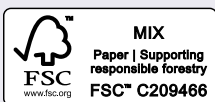
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Cheshire & North Wales

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