


Graig Goch

Pen Y Lan, Ruabon, Wrexham



**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming detached farm property with a wealth of attractive accommodation, in a peaceful rural setting

A highly attractive period property, converted from a farm building and displaying plenty of period character throughout. Located in a peaceful rural position close to the English border and just outside the small village of Pen Y Lan, eight miles south of bustling Wrexham with its wealth of amenities



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGE



SOUTH FACING GARDENS



FREEHOLD



RURAL



3,754 SQ FT



**GUIDE PRICE
£850,000**



The property

Graig Goch is an impressive farm property developed from farm buildings with more than 3,500 square feet of airy, flexible accommodation arranged over two floors. Set on a peaceful rural lane and grouped with several other converted farm properties, the home benefits from extensive south-facing gardens and is surrounded by beautiful rolling countryside just moments from the River Dee.

There are splendid stone elevations outside, while inside the welcoming reception hall offers slate tiled flooring, wood panelled walls and a turned staircase leading to a galleried first-floor landing. Double doors lead to the sitting room, which has a south-facing aspect and a grand brick-built fireplace, which is fitted with a log burner. There are three further reception rooms in the western end of the L-shaped layout, including a generous formal dining room with French doors opening to the garden, a study and a guest bedroom, which could be used as a snug or an office. To the other side of the ground floor, the well-equipped kitchen is fitted with sleek, modern units

and integrated appliances, including a double oven, an induction hob and an extractor hood, while there is also space for a breakfast table for informal dining. The adjoining utility and pantry provide further space for home storage and appliances.

Upstairs, the spacious landing area leads to four well-presented double bedrooms. These include the well-proportioned principal bedroom with its en suite bathroom. One further bedroom has an en suite shower room, while the third and fourth bedrooms share a Jack and Jill bathroom with a bathtub and a separate shower unit. On the ground floor there is a shower room with a walk-in shower.

Outside

The property is located approximately a quarter of a mile along a single track lane, which leads to the house and neighbouring farm properties. There is plenty of parking space in front of the house in the walled gravel courtyard, as well as access to the integrated garage for further parking or home storage and workshop space. At the rear, the garden extends



to approximately 180ft and benefits from a sunny south-facing aspect. It includes a sun trap patio area for al fresco dining, while beyond there are rolling lawns with border beds filled with various shrubs and flowering perennials, with a second patio area and a grassy meadow towards the end of the plot. At the side there is a further garden with box hedging, various shrubs and additional patio.

Location

The property is located in the small village of Pen Y Lan, surrounded by beautiful rolling countryside, three miles east of the larger village of Ruabon, and eight miles to the south of Wrexham. Local amenities can be found in Ruabon, including several shops, a post office, a medical centre and several pubs. The village also has a mainline station, providing services to Wrexham and Shrewsbury, while there are excellent road connections nearby, with the A483 providing easy access towards Chester to the north, and mid-Wales and the west-midlands, including Birmingham, to the south. Wrexham, with its excellent shopping, supermarkets and leisure facilities, is also within reach.



Distances

- Ruabon 3.2 miles
- Johnstown 4.8 miles
- Cefn-mawr 4.9 miles
- Wrexham 8.0 miles
- Ellesmere 9.8 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
- 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

- The Firs School
- Abbey Gate College
- Moreton Hall School
- King's School Chester
- Bellis Independent Prep School
- Oswestry School
- Ellesmere College
- The Queen's School





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

Main House internal area 3,754 sq ft (349 sq m)
Garage internal area 302 sq ft (28 sq m)
Brick Shed internal area 78 sq ft (7 sq m)
Total internal area 4,134 sq ft (384 sq m)
For identification purposes only.

Directions

Post Code LL14 6HR

what3words: ///posed.inclines.putty

General

Local Authority: Wrexham County Borough Council

Services: Mains electricity and water. Heating by air source. Solar panels. Private drainage that we understand may not be compliant with current regulations.

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

Council Tax: Band I

EPC Rating: C

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.

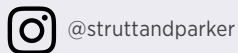
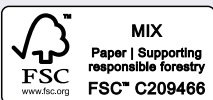


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