



FOR SALE

Offers in the region of £485,000

Watkin House Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LQ

A much improved and impressively proportioned four-bedroom character property offering over 3,250 sq ft of impeccably presented and flexibly arranged living accommodation, enviably positioned within the manicured grounds of the renowned Wynnstay Hall Estate, near Ruabon.



FOR SALE

Ruabon (→ 1 mile), Wrexham (6 miles), Chester (17 miles), Shrewsbury (26 miles).

All distances approximate.



- **Character Property**
- **Much Improved and Extended**
- **Over 3,250 sq ft**
- **Allocated Parking to the fore**
- **Use of Communal Parkland**
- **Wynnstay Hall Estate**

DESCRIPTION

Watkin House is an immaculately presented four-bedroom period home forming part of the renowned Wynnstay Hall Estate development, with the property having been subject to a comprehensive scheme of improvement works by the current vendors, including the implementation of a second-floor Bedroom and Office space, to now provide over 3,250 sq ft of impressively proportioned and effortlessly characterful living accommodation arranged across three spacious floors, these comprising, on the ground floor, an Entrance Hall, Cloakroom, Living Room, Dining/Family Room, Kitchen, and Utility Room, together with, to the upper floors, four Bedrooms (the Master enjoying an adjoining En-Suite and Dressing Room), family Bathroom, and studio/Office, along with a Cellar which currently serves as a wine cellar.

The property is complemented by allocated parking to the fore with space for multiple vehicles, this bordered by an area of lawn.

SITUATION

The property occupies a prominent position within this renowned development which, whilst offering an idyllic semi-rural setting, retains a convenient proximity to the nearby village of Ruabon, which boasts a range of day-to-day amenities, including Schools, Convenience Stores, Medical Facilities, Public Houses, and an array of independent Shops, alongside excellent transport links via a train station and the A5. The nearby county centres of Wrexham, Chester, and Shrewsbury all lie within a reasonable commuting distance and provide a more comprehensive offering of amenities, including artistic and cultural attractions.

WYNNSTAY HALL ESTATE

Wynnstay Hall is the former seat of the prominent Williams-Wynn family; a sprawling country estate perched above the meandering River Dee and standing as a imposing and iconic landmark on the border between England and Wales. Following centuries of private ownership, the Estate was sold with plans to become an exciting collection of high-specification properties nestling within the retained estate grounds; following completion of the project, the properties remain almost uniquely placed within the local marketplace and continue to command attention for their character and situation.

W3W

///inner.paler.goodbye

SCHOOLING

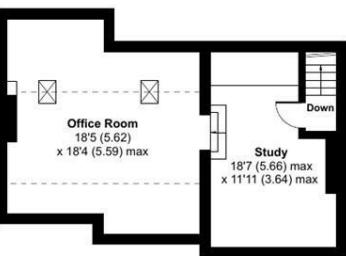
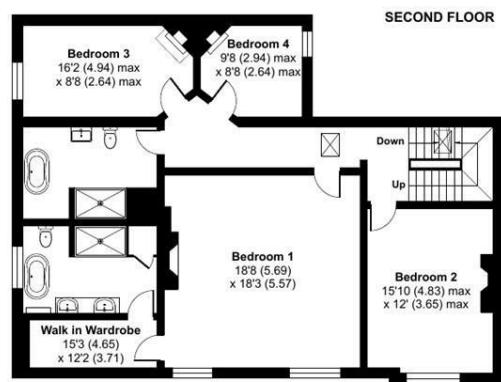
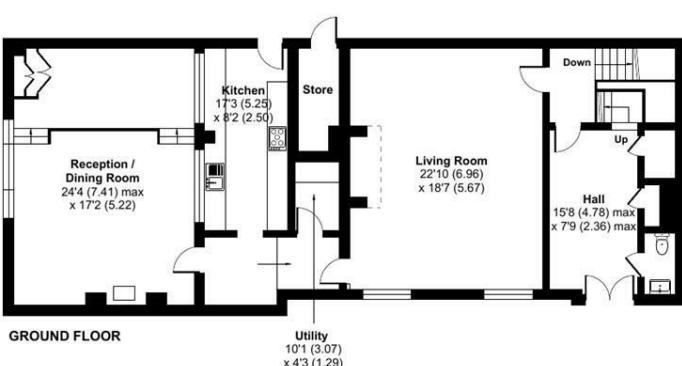
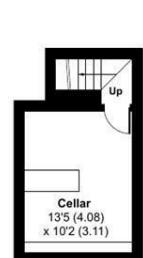
Within a convenient proximity are a number of well regarded state and private schools, including St. Mary's Primary, Ysgol Rhiwabon, Eyton Primary, Pentre Primary, Moreton Hall School, Oswestry School, and Ellesmere College.



Denotes restricted head height



Approximate Area = 3254 sq ft / 302.2 sq m
 Limited Use Area(s) = 174 sq ft / 16.1 sq m
 Outbuilding = 38 sq ft / 3.5 sq m
 Total = 3466 sq ft / 321.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025.
 Produced for Halls. REF: 1317935



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



DIRECTIONS

Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the centre of the village, turn left, continuing on this road out of the village in the direction of Ruabon. Shortly after passing the Cross Foxes public house, take a left hand turn leading onto the A539 (signposted Ruabon) and proceed for approximately 2.7 miles where a left hand turn leads into the Wynnstay Hall Development. Watkin House is positioned at the end of the driveway within the Great Hall.

THE PROPERTY

The property provides principal access into a large Entrance Hall, this providing ample space for storing boots and coats following walks in the surrounding parkland, alongside two recessed storage cupboards and a Cloakroom, with a further door leading through to an inner hallway where stairs rise to the first floor. Turning left from the inner hallway, one enters an impressive and yet welcoming Living Room with windows overlooking the Estate land to the front, hardwood flooring, partly panelled walls and a centrally positioned stone inglenook housing a multi-fuel burner flanked to one side by recessed shelving.

From the Living Room, a door leads to the east into a further hallway where access is provided into a useful and compact Utility Room with space for white goods, and into a stylish Kitchen featuring a selection of base and wall units with work surfaces over and metro-tiled splashbacks, alongside partially exposed brickwork archways which overlook the neighbouring Family/Dining Room, this access from the hallway and providing an excellent living/entertaining space, with full height ceilings, glazing onto the side elevation and a raised section perfect for use as a dining space.

Stairs rise from the inner hallway to a first floor landing where doors provide access into four Bedrooms, all of which enjoy a range of traditional features, and with the Master, at circa 340 sq ft, being particularly well proportioned and boasting an adjoining Dressing Room which segues into a stylish En-Suite Bathroom. The first floor accommodation is completed by a well appointed family Bathroom comprising an impressive walk-in shower, freestanding bath, and partly tiled walls.

Stairs rise further from the first floor landing to a recently implemented second floor, with the stairs culminating at a spacious area currently utilised as a Study but which could readily serve as a nursery or dressing room, with a small set of steps leading up to a Studio area, currently utilised as a further Bedroom, which has been carefully designed to retain a range of exposed timbers whilst allowing for practical use of the space.

Watkin House boasts a Cellar, this accessed from the inner stairwell and having been transformed into a particularly stylish Wine Cellar.

OUTSIDE

The property is approached onto a parking area situated to the fore of property and providing space for multiple vehicles, this leading on to an expanse of lawn positioned before the front door. The Kitchen enjoys a secondary access door which leads out to a covered rear area presently utilised for storage and with a door allowing access into a recessed boiler room.

Residents of the Wynnstay Hall Estate have access to the circa 27 acres of beautifully maintained grounds which surround the development, parts of which enjoy Grade I listed status and comprise sweeping expanses of parkland, tennis courts, and pleasure garden, the latter having been designed by the renowned Lancelot "Capability" Brown.

THE ACCOMODATION COMPRISES

- Ground Floor -
- Entrance Hall: 4.78m x 2.36m
- Cloakroom:
- Living Room: 6.96m x 5.67m
- Inner Hallway:
- Family/Dining Room: 7.41m x 5.22m
- Kitchen: 5.25m x 2.50m
- Cellar: 4.08m x 3.11m



- Upper Floors -

Bedroom One: 5.96m x 5.57m

En-Suite & Dressing Room:

Bedroom Two: 4.83m x 3.65m

Bedroom Three: 4.94m x 2.64m

Bedroom Four: 2.94m x 2.64m

Bedroom Five: 5.62m x 5.59m

Office: 5.66m x 3.64m

LISTING

We understand the property is Grade II* listed.

SERVICES

We are advised that the property benefits from mains water, gas, and electric. Drainage is to a communal system.

TENURE

The property is said to be of Leasehold Tenure, with a 999 year lease having been granted in 1997, thus, at time of writing, approximately 979 years remain unexpired.

SERVICE CHARGE AND GROUND RENT

We are advised of a service charge of £170pcm and a peppercorn ground rent.

COUNCIL TAX

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

LOCAL AUTHORITY

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

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

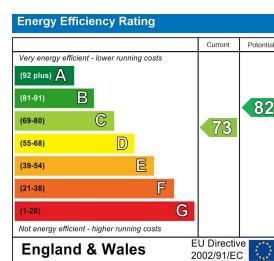
Watkin House Wynnstay Hall Estate, Ruabon, Wrexham, LL14 6LQ



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating

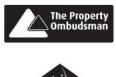


01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.