



FOR SALE

Guide Price £495,000

Hillside Overton Road, Penley, Nr Wrexham, LL13 0LY

An attractive period three bedroom country house with useful outbuildings and land extending, in all, to around 2.7 acres situated in a convenient and popular rural location between the villages of Penley and Overton-on-Dee.



Penley (1 mile), Overton-on-dee (2 miles), Ellesmere (4 miles), Wrexham (8 miles).
(All distances approximate)



- **Detached country house**
- **Potential for modernisation/extension**
- **Attached garage/workshop providing potential**
- **Land ext. in all, to around 2.7 acres**
- **Useful building currently stabling/hay store**
- **Rural, yet accessible location between popular villages**

DESCRIPTION

Halls are delighted with instructions to offer Hillside, Overton Road, near Penley for sale by private treaty.

Hillside is an attractive period three bedroom country house with useful outbuildings and land extending, in all, to around 2.7 acres situated in a convenient and popular rural location between the villages of Penley and Overton-on-Dee.

The internal accommodation, which does offer potential for modernisation and possible extension, currently provides, on the ground floor, a Kitchen/Breakfast Room, Living Room, Sitting Room and Bathroom together with three first floor Bedrooms and a Shower Room. The property benefits from double glazed windows, an oil fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

Attached to one side of the house is a garage/workshop and log shed with a first floor storage room all providing immense potential for adaptation in to further living accommodation or conversion in to an annex or home office etc (subject to the necessary LA consents).

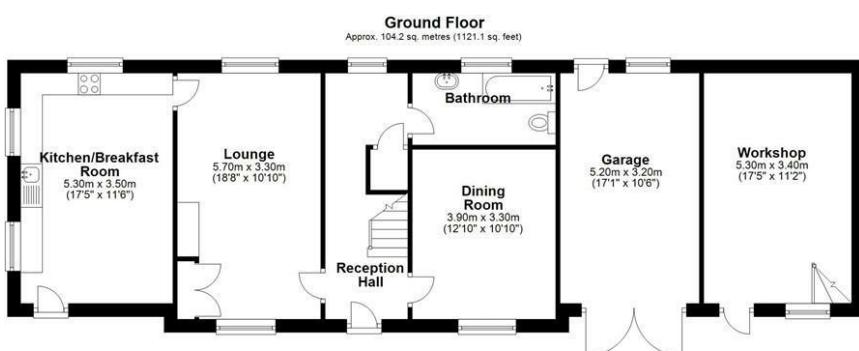
Outside, the property is complimented by an extensive tarmacadam drive providing ample parking and manoeuvring space. The gardens are an attractive feature and include a paved patio area to one side providing an ideal space for outdoor entertaining leading to lawns to both the side and rear with fruit trees to one side. There is a useful garden storage shed with attached dog run.

An unexpected feature of the property is the land, retained within three principal enclosures of grass ideal for the grazing of a variety of animals with a most useful corrugated iron/timber building to one side ideal for use as stabling or machinery storage with hay storage space to first floor level. The property extends, in all, to around 2.7 acres, or thereabouts.

The sale of Hillside does, therefore, provide a rare opportunity for purchasers to acquire an attractive period country house offering potential for modernisation and possible extension according to a purchasers own requirements with useful outbuildings and land in this particularly popular location within a short drive to the villages of Penley and Overton-on-Dee.

SITUATION

Hillside is situated just outside the well known local village of Penley which has noted primary and secondary schools, a parish church and a local village store. However, the north Shropshire lakeland town of Ellesmere (5 miles) is within a short drive and offers an excellent range of local Shopping, Recreational and Educational facilities. The larger centres of Wrexham (9 miles) and the county towns of Shrewsbury (21 miles) and Chester (23 miles) are within easy motoring distance, all of which, have a more comprehensive range of amenities of all kinds.



Total area: approx. 257.0 sq. metres (2766.0 sq. feet)
Hillside

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.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



THE ACCOMMODATION COMPRISSES:

A UPVC front entrance door with decoratively glazed centre panels opening in to a:

RECEPTION HALL

Tiled flooring, carpeted staircase to first floor, double glazed window to rear elevation, door in to understairs storage cupboard.

SITTING ROOM

Fitted carpet as laid, double glazed window to front elevation, brick fireplace with tiled hearth, picture rail.

LIVING ROOM

Fitted carpet as laid, double glazed windows to front and rear elevations, attractive fireplace with inset open firegrate and tiled surround, picture rail.

KITCHEN/BREAKFAST ROOM

Fully fitted kitchen including a stainless steel sink unit (H&C) with swan neck mixer tap, a range of roll topped work surface areas, base units incorporating cupboards and drawers, a freestanding Belling cooker with extractor fan over, planned space for a washing machine, planned space for an upright fridge freezer, matching eye level cupboards, double glazed windows to side and rear elevations, UPVC door to the front of the property and a Grant oil fired boiler.

GROUND FLOOR BATHROOM

Pedestal hand basin (H&C), panelled bath (H&C) with shower attachment, low flush WC, double glazed opaque window to rear elevation, fully tiled flooring and walls.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, double glazed windows to front and rear elevations, inspection hatch to roof space.

BEDROOM ONE

Fitted carpet as laid, double glazed window to front elevation, firegrate, picture rail.

BEDROOM TWO

Fitted carpet as laid, double glazed window to front elevation, picture rail.

BEDROOM THREE

Fitted carpet as laid, double glazed window to rear elevation, picture rail.

SHOWER ROOM

Pedestal hand basin (H&C), tiled shower cubicle with mains fed shower, low flush WC, door in to an linen storage cupboard with slatted shelving, double glazed opaque window to rear elevation, vinyl covered floor.

OUTSIDE

The property is approached over a tarmacadam drive providing ample parking and manoeuvring space to the front of the property.

ATTACHED GARAGE/WORKSHOP

17'6" x 10'7"

Brick flooring, double opening timber front entrance doors, power and light laid on.

LOG SHED

17'2" x 10'9"

Brick flooring, window to rear elevation, power and light laid on with steps leading up to first floor storage room (6.8m x 5.16m).

N.B.

This building provides immense potential for conversion in to additional living accommodation, dependant living accommodation or home office etc.



GARDENS

The gardens are an attractive feature of the property and include a paved patio area to the side providing ideal space for outdoor entertaining leading on to lawns to both the side and rear. There is a brick built BBQ and garden storage shed with dog run attached to one end. In addition there is a metal framed Greenhouse and numerous fruit trees.

LAND

An unexpected addition to the property is the land retained within three principal enclosures of grass ideal for the grazing of a variety of animals with a corrugated iron/timber shelter to one corner ideal for machinery storage/stabling etc. The property extends, in all, to around 2.7 acres or thereabouts.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

TENURE

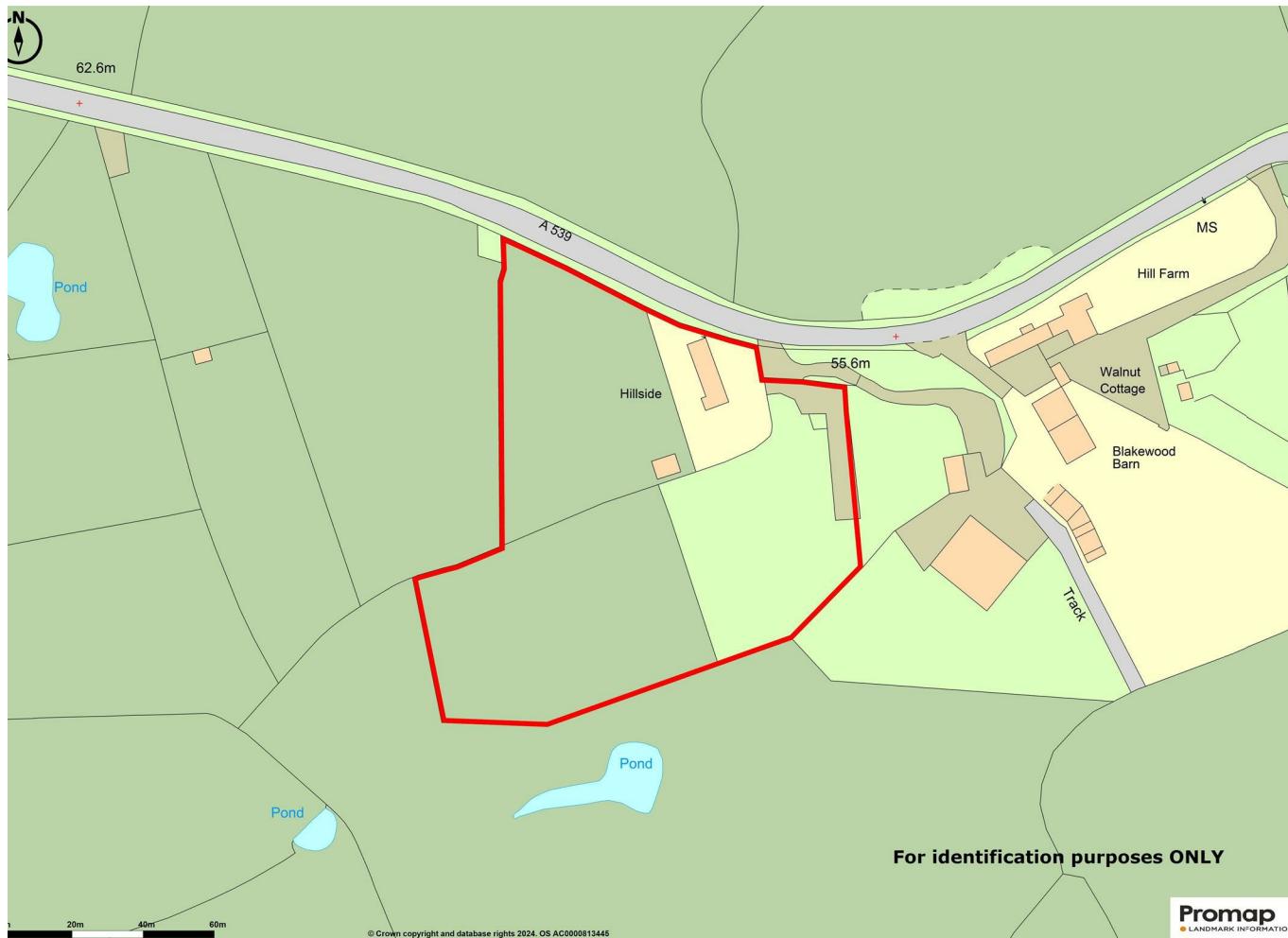
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Wrexham Borough Council. The property is in Council Tax band 'F'.

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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