



HOLE IN THE WALL

BANGOR-ON-DEE | WREXHAM | LL13 0DA





HOLE IN THE WALL

OVERTON ROAD | BANGOR ON DEE | WREXHAM | LL13 0DA

Ellesmere 7 miles | Wrexham 9 miles | Oswestry 13 miles | Shrewsbury 24 miles
(all mileages are approximate)

AN ARCHITECTURALLY SIGNIFICANT SINGLE-STOREY STATEMENT
PROPERTY WITHIN GENEROUS GARDENS

Architecturally significant
Statement property
Range of Outbuildings
Gardens ext. to approx. 2/3 of an acre
Heated outdoor swimming pool



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Viewing is strictly by appointment with the selling agents

DESCRIPTION

The Hole in the Wall is a striking example of modernist architecture which elegantly typifies the leading principle of the style that "form follows function"; with an abundance of straight lines and clean edges incorporated to fully utilise the nearly 1,500 sq ft of internal space which is carefully arranged over a single storey to provide imposing yet comfortable living accommodation, rightly earning this unique property Grade II listed status as a celebration of its design.

The property has been carefully and conscientiously maintained by the current vendors, with the utmost respect taken to preserve the distinctive design of the building, which at present comprises an Entrance Hall, Living Room, recessed Office area, Shower Room, and three Bedrooms, alongside a range of practically situated storage cupboards.

The precision of the architecture is carefully balanced and juxtaposed against the lush and naturalised gardens within which the property is centrally positioned, these generously extend to around 0.65 acres and represent a wonderful complement to the home, with expanses of lawn interspersed with manicured floral beds, mature trees, and ornate hedging, this adjoined by a slightly elevated and partially covered paved terrace situated along the south of the property which offers views across the external space, which further includes a productive "cottage garden" and orchard.

Most notably, the gardens also feature a heated swimming pool with bespoke domed cover, this encompassed by paving which provides an ideal space for seating and entertaining.

Further complementing the home are a range of versatile outbuildings, all of which have been designed to continue the modernist vision of the architecture, with, most notably, a substantial single-storey building currently utilised as a studio but which could readily serve a variety of onward usages, be that as a treatment room, external office, or dependant/ guest accommodation (LA consent permitting)

Hole In The Wall

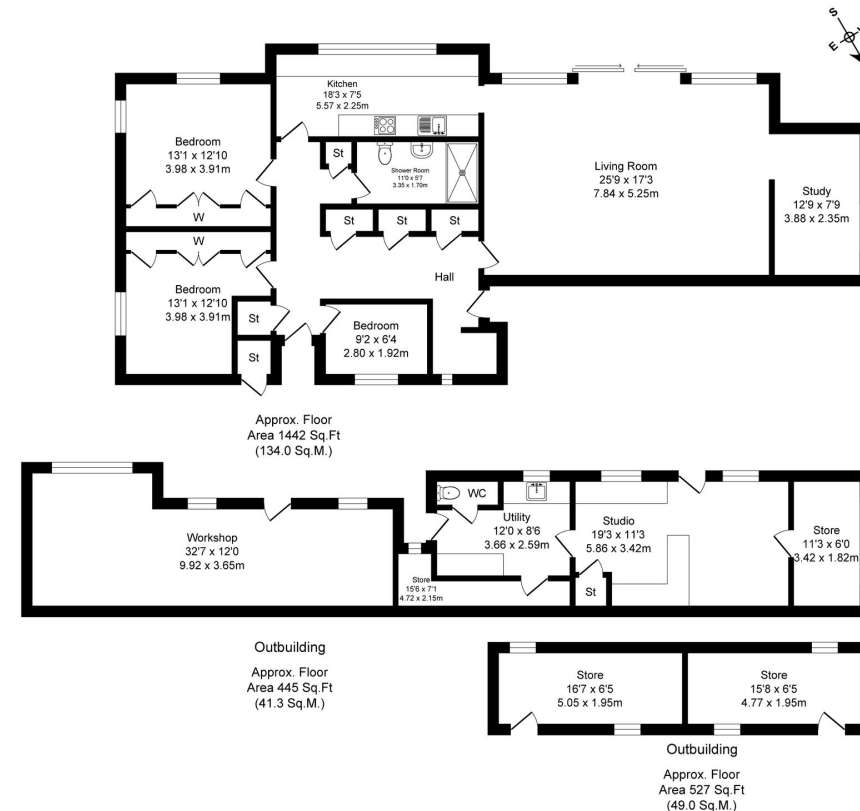
Total Approx. Floor Area

House = 1442 Sq.ft. (134.0 Sq.M.)

Studio = 445 Sq.ft. (41.3 Sq.M.)

Workshop/Stores = 527 Sq.ft. (49.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



thus providing the property with scope for multi-generational living or passive income potential. Also contained within the yard area are a number of useful stores/workshops.



SITUATION

Hole in the Wall enjoys a particularly private and secluded position against a backdrop of open countryside on the perimeter of the popular village of Bangor-On-Dee, which boasts a range of day-to-day amenities, including School, Village Shop, Public Houses, and Village Hall, as well as a myriad of countryside walks within the undulating Welsh countryside and along the River Dee, which skirts the western boundary of this attractive village; whilst retaining a convenient proximity to the market town of Oswestry and the lakeland town of Ellesmere, both of which provide a more comprehensive range of facilities, including Medical, Recreational, and Cultural attractions.

The county centres of Wrexham, Chester, and Shrewsbury lie to the north and south respectively, with Wrexham reachable by car in around 20 minutes.

SCHOOLING

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

FLOOD RISK - VERY LOW RISK

As stipulated on the Government Flood Risk website for Wales this property lies in a 'very low risk' area with less than 0.1% risk of flooding by sea, river or surface water.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words [///truffles.broad.hopping](https://www.what3words.com/truffles.broad.hopping)
Leave Ellesmere via the A528 in the direction of Overton-On-Dee and, when reaching a T junction in the centre of the village, head straight over onto School lane, turning right again when the lane meets Bangor Road. Proceed on Bangor Road for around 2.3 miles and, just before entering the village of Bangor-On-Dee, the property will be positioned on the right, identified by a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



For illustrative purposes only

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