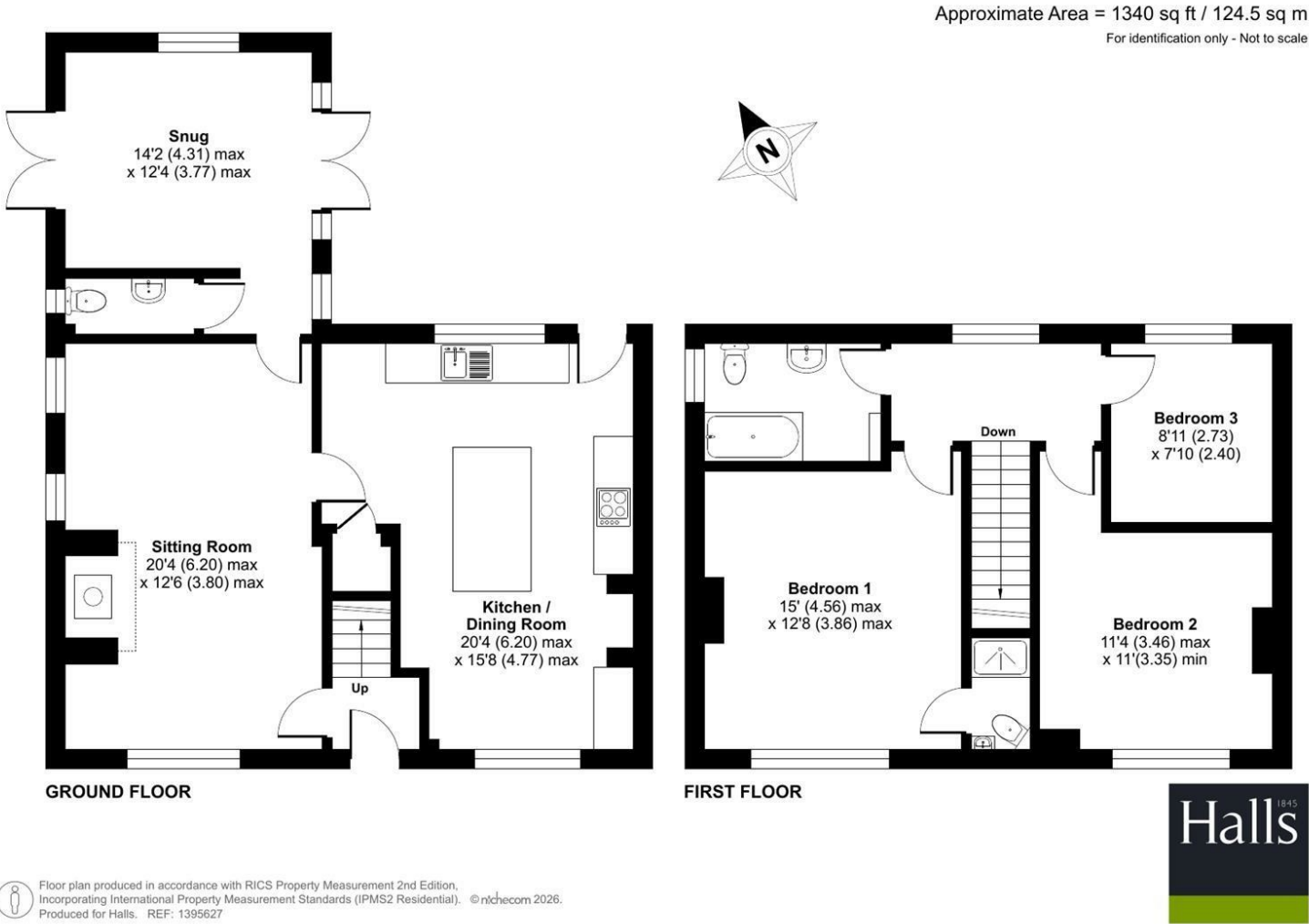


FOR SALE

The Big Green Farm Ellesmere Lane, Penley, Wrexham, LL13 0LP



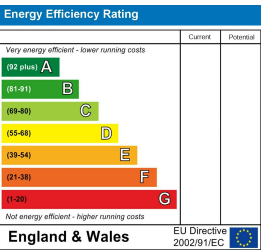
Offers in the region of £340,000

The Big Green Farm Ellesmere Lane, Penley, Wrexham, LL13 0LP

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



A characterful and deceptively spacious three-bedroom detached family home boasting stylishly presented living accommodation alongside attractive gardens and ample driveway parking, pleasantly situated on the perimeter of the popular village of Penley.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Characterful Family Home
- Stylishly Presented
- Over 1,300 sq ft
- Attractive Gardens
- Driveway Parking
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer Big Green Farm in Penley for sale by private treaty.

Big Green Farm is a detached three-bedroom period family home which was comprehensively renovated around 5 years ago and has, since, benefitted from further improvement by the current vendors. The property now provide over 1,300 sq ft of stylishly presented and characterful living accommodation, all arranged across two deceptively generous floors, with a range of versatile Reception rooms complemented by three comfortably sized Bedrooms.

The property lies centrally within generous gardens which extend, in all, to around 0.10ac, with driveway parking for a number of vehicles situated to the rear and complemented by well maintained gardens that comprise areas of lawn, established floral beds, and attractively paved seating areas.

SITUATION

Big Green Farm is situated on the perimeter of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

W3W

///likely.solve.inert

DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road for around 2.8 miles and, shortly after entering the village, the property will be situated on the left and identified by a Halls "For Sale" board.

SCHOOLING

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

THE PROPERTY

The property is principally accessed via a front door which enters into a compact Entrance Hall, from where stairs rise to the first floor and an internal door open into a spacious Sitting Room boasting double-aspect windows, centrally positioned log-burner set within an inglenook, and ample space for seating. From the Sitting Room, a further door leads through to a well appointed Kitchen/Dining Room, again with dual-aspect windows which allow view over the gardens, which features a stylish selection of fitted units boating a range of integrated appliances, all arrange around a central island, alongside planned space to accommodate a breakfast or dining table.

Also accessed from the Sitting Room, and privately positioned to the rear of the property, is a wonderfully versatile Snug, presently utilised as a secondary Reception Room but with excellent potential for a variety of usages, be that as a Family Room, Games Room, or home Office; with two sets of double-opening patio doors which allow immediate access onto the impeccably maintained gardens. Completing the ground floor accommodation, and accessed from the Snug, is a useful ground floor Cloakroom.

Stairs rise from the Entrance Hall to a first landing, from where doors allow access into three comfortably sized Bedrooms, each enjoying elevated views across the scenic countryside which surround this popular village. The Master Bedroom benefits from an adjoining En-Suite Shower Room, with the remaining Bedrooms served by a Family Bathroom.

OUTSIDE

The property is accessed over a double width tarmac driveway situated to the rear of the property, which provides ample space for a number of vehicles, and is served by an EV charging point, with pedestrian access offered directly from the driveway or via a walkway to the side of the gardens.

The gardens are a notable feature of the property and extend, in all, to around 0.10ac, whilst having been much improved by the current vendors to now provide expanses of lawn bordered by established floral beds, alongside an attractive paved patio area which represents an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES:

- Ground Floor - Entrance Hall: Sitting Room: 6.20m x 3.80m Kitchen/Dining Room: 6.20m x 4.77m Snug: 4.31m x 3.77m Cloakroom:

- First Floor - Bedroom One: 4.56m x 3.86m Bedroom Two: 3.46m x 3.35m Bedroom Three: 2.73m x 2.40m Family Bathroom:

SERVICES

The property is understood to benefit from mains water, electricity, and drainage. Heating is provided by an Air Source heat pump.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX

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

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.