

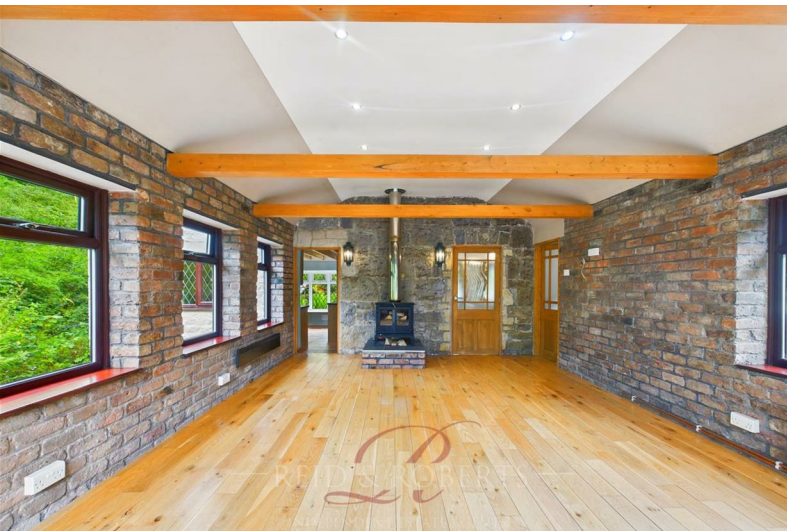


## The Old Smithy Ffrith

Wrexham, LL115HT

O.I.R.O £525,000

3 2 3 E





# The Old Smithy Ffrith

Wrexham, LL115HT

O.I.R.O £525,000



## Property Description

Reid & Roberts Estate and Letting Agents are delighted to present The Old Smithy. A truly unique and character filled detached cottage, steeped in history and full of charm. Formerly a working blacksmith's forge, this exceptional property has been thoughtfully transformed into a warm and welcoming home, blending traditional features with modern comforts throughout.

Located in the picturesque village, on old Ffrith road, a few miles from Ffrith and Llanfynydd. The Old Smithy enjoys a peaceful setting surrounded by rolling countryside, scenic walks, and breath taking views in every direction. The setting offers an idyllic rural lifestyle, yet the property is conveniently positioned within easy reach of both Mold and Wrexham, both bustling market towns offering a wide range of shops, restaurants, schools, and excellent transport links to Chester, North Wales, and beyond.

Inside, the home is beautifully presented, showcasing exposed stone walls, beamed ceilings, inglenook fireplaces, and a stunning kitchen with a charming bay window seat. A striking garden room with full height glazing brings the outside in, while log burners add warmth and character to several rooms. The layout is flexible, with multiple reception areas, a potential ground floor bedroom with en suite, two double bedrooms upstairs, and a large four piece family bathroom.

The Old Smithy offers an impressive amount of outdoor space, including a front lawn, a generous rear garden, and a large allotment area. The property also benefits from partially renovated stables with potential for conversion, and a paddock extending to just over an acre, ideal for livestock or further development. This is a rare opportunity to own a home with such extensive grounds and versatile outbuildings.

Set within a peaceful village location and offering a wonderful mix of charm, space, and countryside living, The Old Smithy is a rare opportunity to own a piece of local history in one of North Wales' most picturesque settings.

## Accommodation Comprises

Tucked behind charming wooden gates, the property is introduced via a sweeping gravel driveway that elegantly curves along the side of the home offering both a grand sense of arrival and ample parking. A neatly tended front lawn adds a splash of greenery and serenity, setting the tone for what lies within. Stepping through the attractive wood-effect brown UPVC front door, you're immediately welcomed into a home that exudes warmth, charm, and understated elegance.

### Lounge

Step into this inviting space that can serve as the main lounge or a secondary dining area. It features a striking inglenook fireplace with exposed stone, a solid wood beam, and log burner on a tiled hearth. Small brick recesses add character, making this room a warm and welcoming area for relaxation or entertaining. The room includes solid wood flooring, a beamed ceiling, a double-glazed UPVC window with leaded glass to the front, and a secondary access door to the property. A staircase from this room rises to the first-floor accommodation.

Step up leads to:

### Dining Room

A charming and atmospheric reception space, which can be used as a snug or dining room. A standout feature is the magnificent inglenook fireplace, housing an oil-fired log burner and framed by an exposed stone surround and solid oak beam, set on a tiled hearth. This room offers wood laminate flooring, two double-glazed UPVC windows with leaded detailing to the front elevation, a beamed ceiling, double panel radiator, wall light points, and central ceiling lighting.

### Kitchen

The kitchen at The Old Smithy is a delightful blend of traditional craftsmanship and modern convenience. Fitted with a range of solid wood wall and base units, the cabinetry is finished with granite-effect work surfaces and features a one and a half bowl stainless steel sink with mixer tap. The kitchen enjoys plenty of natural light from both the bay window to the front, complete with a charming window seat overlooking the garden, and one leaded UPVC double-glazed windows to the rear, providing tranquil views of the stream. Integrated appliances include a floor-to-ceiling fridge, dishwasher, Rayburn oil-fired cooker, built-in Indesit microwave, Bosch oven and grill, and a four-ring 'Fagor' induction hob with extractor hood over. Further features include tiled flooring, a beamed ceiling, splashback tiling and central ceiling lighting an ideal space for anyone who appreciates cottage-style interiors with functionality.

## Garden Room

Accessed via a charming wooden door with glass panels and a step up from the kitchen, the garden room is a stunning space, full of character. Original exposed stonework and brick feature walls provide a rustic backdrop, enhanced by a beamed vaulted ceiling with recessed spotlights.

The full width rear wall is beautifully glazed with woodgrain style UPVC double glazed windows and French doors opening onto the rear garden, flooding the room with light and offers a seamless connection to the outdoors. Solid wood flooring and a log burner set on a slate hearth complete this impressive and versatile living space.

## Utility Room

Leading off the garden room is a practical and well-appointed utility space. This room features tiled flooring, a base unit with complementary work surface, a circular stainless steel sink with mixer tap, and plumbing for a washing machine. There is additional space for a freestanding freezer, as well as a built-in cupboard providing extra storage. A double-glazed UPVC window overlooks the rear elevation, while the room also benefits from loft access and a double panel radiator.

## Office / Ground Floor Bedroom With En Suite

Accessed from the lounge, this flexible room could serve as a ground floor bedroom, office, or guest space. It features two double glazed UPVC windows to the rear, a double panel radiator, and the same charming wood effect flooring.

A side wooden door leads into a private en suite shower room:

## En Suite

Fitted with a fully tiled shower enclosure and electric shower with a folding privacy screen. It also includes a wall-mounted wash hand basin, low flush WC, extractor fan, and a continuation of the laminate flooring from the adjoining room. The walls are fully tiled for ease of maintenance and a smart, contemporary look.

## First Floor Accommodation

### Landing

The staircase from the lounge leads to a characterful L-shaped landing with a double-glazed window providing additional light and views. Beamed ceilings continue the home's period charm, and a double panel radiator ensures the space remains warm and welcoming.

### Principle Bedroom

A beautifully appointed double bedroom with dual aspect UPVC double glazed windows to the front and side elevations, both with lead panelling. The room features exposed stone walls, beamed ceiling, central light point, two double panel radiators, and loft access, creating a bright and peaceful retreat.

### Bedroom Two

Also a generous double, the second bedroom includes a double glazed UPVC window to the front with lead panelling, beamed and textured ceiling, central ceiling light point, and double panel radiator.

## Family Bathroom

The family bathroom is truly generous in size and finished to a high standard. It features a four-piece suite comprising a panelled bath with mixer tap, a large shower enclosure with electric shower and privacy screen, a close-coupled WC, and a wash hand basin with vanity unit beneath. Fully tiled floors and walls, recessed spotlights in the tongue-and-groove ceiling, and a feature beam give the room a luxurious feel. A large airing cupboard offers excellent storage, and the leaded double-glazed window provides light and privacy.

## Garden

The outdoor space at this property is as enchanting and characterful as the home itself. To the front, a manicured lawn is bordered by mature plants and established shrubbery, offering a peaceful and picturesque entrance. A charming stream meanders beneath the property, enhancing the tranquil, countryside ambience and adding a unique feature to the setting.

To the rear, a generously sized garden unfolds, combining lawned areas with a stone patio perfect for al fresco dining, entertaining guests, or simply enjoying the natural surroundings. A gravel path leads to an extensive and productive allotment area, complete with one polytunnel and a greenhouse, ideal for

Tel: 01352 700070

those with a passion for gardening or homegrown produce. Just before the allotment sits a partially restored former stable block, brimming with potential. Whether converted into a self-contained annex, a creative studio space, or reinstated for equestrian use, the options here are plentiful.

### Paddock

Completing the grounds is a truly impressive paddock, measuring just over an acre. Fully enclosed and offering open views of the surrounding countryside, it's perfect for those with equestrian interests, hobby farming, or simply a desire for space and privacy. Whether used for grazing livestock, keeping horses, or creating a wildflower meadow, the paddock adds a rare and valuable extension to rural living offering lifestyle flexibility in a peaceful, scenic setting.

### EPC Rating E

### Council Tax Band G

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

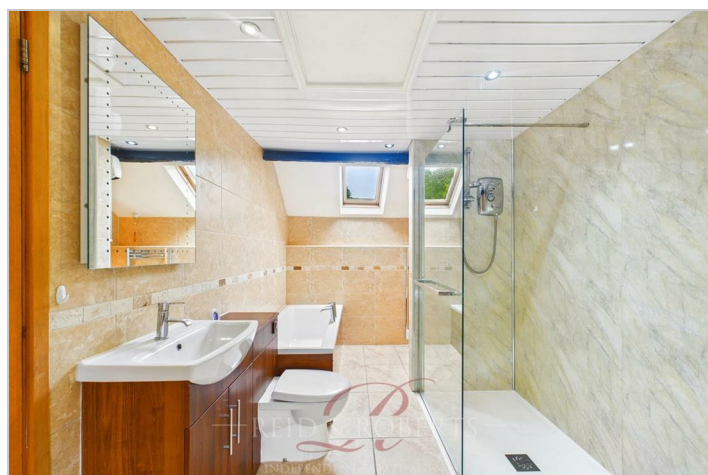
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.





Road Map



Hybrid Map



Terrain Map



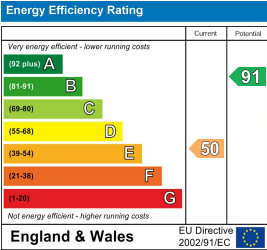
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.