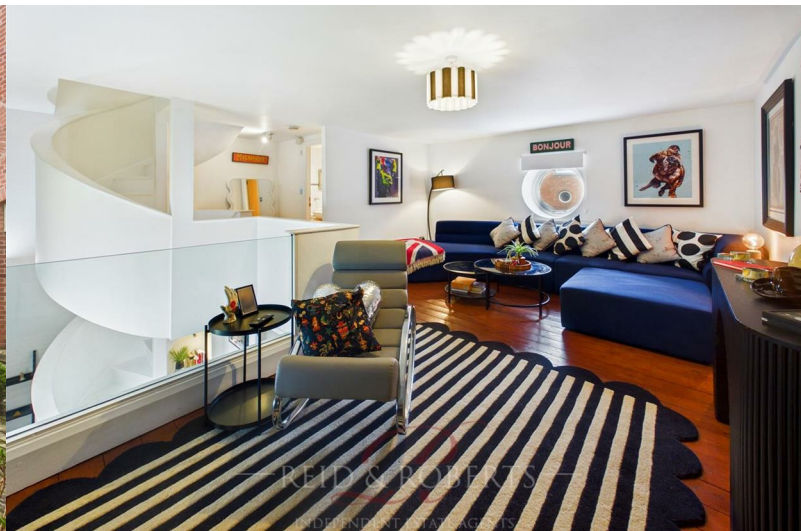




44 Tattersall Stables Wynnstay Hall Estate

Ruabon, Wrexham, LL14 6LB

£1,250



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Entrance Hallway

Accessed via the attractive central courtyard of the Tattershall Stable Block, a welcoming entrance hallway providing access to the principal ground floor accommodation and a convenient cloakroom/WC.

Ground Floor W.C

Fitted with a low-level WC and wash hand basin.

Dining Room

20'7" x 9'9" (6.29 x 2.98)

A beautifully presented and generously proportioned dining room, featuring a large dining table with seating for six. This space flows effortlessly into a cosy snug area, creating a versatile and inviting setting for both entertaining and everyday living.

Kitchen

11'11" x 9'7" (3.64 x 2.93)

A well appointed kitchen fitted with a substantial gas range cooker with double oven, along with a range of white goods. The kitchen offers ample storage and preparation space and is finished to a high standard.

First Floor Accommodation

Mezzanine Lounge

20'0" x 20'7" (6.12 x 6.28)

An impressive and spacious mezzanine lounge, tastefully decorated and full of character, including attractive flooring and a distinctive porthole double glazed window. The room benefits from a balustrade balcony overlooking the properties grand ground floor and the large window that pictures views across the estate grounds. The room is furnished with a large sofa, creating a comfortable yet elegant living space.

Family Bathroom

5'10" x 6'6" (1.80 x 1.99)

Fitted with a three piece suite comprising a bath with overhead shower, wash hand basin and WC.

Bedroom One

14'3" x 9'8" (4.36 x 2.96)

A striking main bedroom with high ceilings, exposed beams and feature brickwork, offering a wealth of character. A window provides attractive views across the estate. The room further benefits from an en-suite with shower cubicle, low flush W.C and basin.

Bedroom Two

9'7" x 10'2" (2.94 x 3.12)

A well proportioned double bedroom with views over the courtyard and charming exposed brickwork.

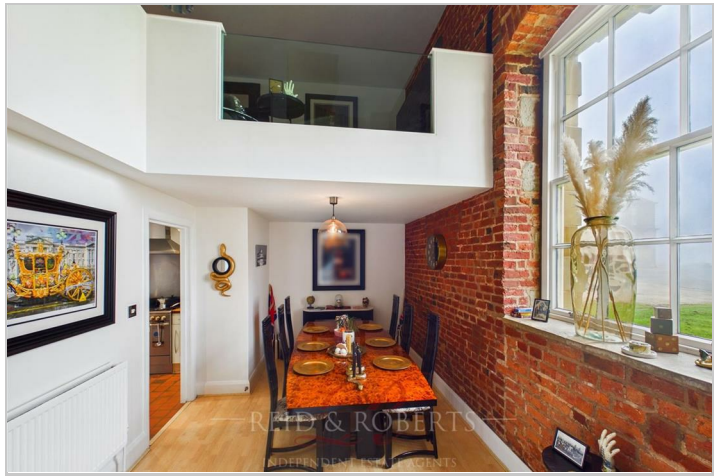
Bedroom Three

10'8" x 7'2" (3.26 x 2.19)

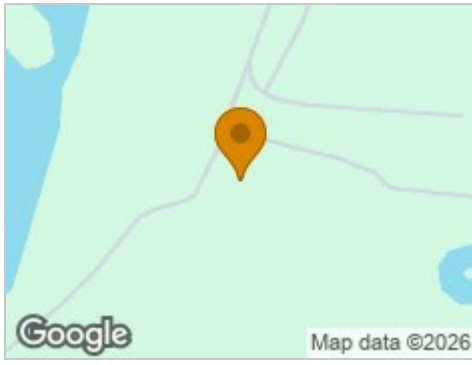
A single bedroom, currently utilised as a gym, to be offered unfurnished.

Outdoor Grounds

Set within approximately 27 acres of beautifully maintained grounds, residents benefit from access to the estate's Capability Brown inspired pleasure gardens, including a lake, tennis courts and designated walking areas. The property's courtyard benefits from access to landscaped communal seating areas, surrounded by mature shrubs and evergreens, all maintained by a management company. Allocated parking for two vehicles is situated adjacent to the stable block.



Road Map



Hybrid Map



Terrain Map



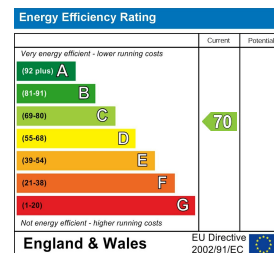
Floor Plan



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



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