



Caretaker House

Hafod Road, Ruabon, Wrexham, LL14 6HF



LARCH
PROPERTY

Caretaker House
Hafod Road
Ruabon
Wrexham
LL14 6HF

**AN IMPRESSIVE EQUESTRIAN HOLDING
WITH 3 BED DETACHED PROPERTY, 6
STABLES, OUTDOOR ARENA AND 6.16
ACRES OF GROUNDS AND PADDOCKS.**

Accommodation In Brief

- Entrance hall
- Large utility with WC and shower
- Living room
- Kitchen/breakfast room
- Principal bedroom with en-suite shower room & fitted wardrobes
- Two double bedrooms
- Family bathroom
- Landscaped gardens
- Stable block with 6 stables
- Tack room and wash-bay
- 40 x 20 arena
- In all about 6.16 acres



Description

Caretaker House is an impressive equestrian property, nestled below the Hafod Country Park.

At the entrance to the property you are greeted by impressive metal electric gates, which lead onto a sweeping driveway taking you to the front of the property.

Caretaker House is wonderfully presented and spacious with south facing gardens. This spacious, light and airy home has an ideal layout for family living. An entrance hall with tiled flooring sits centrally and provides access to all the ground floor rooms.

To the left of the hall lies the well-proportioned sitting room which includes a bay window and feature working open fireplace. To the right of the hall is the utility/boot room, with a secondary access, WC and shower and a period, working fireplace

Completing the ground floor is the well designed kitchen/breakfast with a range of ground and wall mounted timber units, integrated appliances, Belfast sink, electric Rangemaster and underfloor heating. The seating space is light and airy with double patio doors leading to the patio and gardens.

The first floor comprises the principal bedroom with double doors opening out onto a balcony. There are fitted wardrobes and shower en-suite.

Bedrooms two and three are both equally good-sized doubles. The family bathroom a four-piece, Victorian style with feature bath and underfloor heating.

Gardens

The gardens are to the side of the house, with the more extensive lawns being to the north side. There is a wide patio terrace that abuts the front and side of the house, providing a wonderful al fresco dining area in which to enjoy the far-reaching rural views. There are two kennels in the garden both with runs.

Equestrian Facilities & Land

There is an outdoor arena with surface measuring 40 x 20, with Ransfords Equestrian Woodfibre surface and planning permission for floodlights. There are two stable blocks built from timber construction under corrugates roof. In total, there are 6 stables, 2 tack rooms and wash bay.

The total acreage is 6.16 acres and includes four fenced paddocks with good grazing and drainage.



Location

The house offers a rural location on a quiet country lane on the edge of Johnstown, the property enjoys outstanding countryside views. Day-to-day needs are well covered in the village of Johnstown, while Wrexham town centre is a short drive and offers supermarkets, high street shopping and restaurants.

The surrounding area has plenty to offer equestrians particularly well served by Broxton Gallops and Kelsall Hill both a short drive away, providing excellent all-weather riding. There is fantastic hacking along the country roads and particularly in the Hafod Country Park, which has 90 acres of woodland and tracks and is situated across the road

Racing goers have Bangor-on-Dee racecourse on the doorstep and football fans will also appreciate easy access to Wrexham AFC, a club that has gained considerable national and international attention in recent years.

Travel connections are great, Ruabon and Wrexham have their own railway station with direct services to Chester, Oswestry and Liverpool, Wrexham General opens up connections to Shrewsbury and the wider national rail network. By road, the property is well located to the A483, linking north to Chester and south to Oswestry. Families are well catered for educationally, with primary and secondary schools in Johnstown and private schools such as Ellesmere College, Moreton Hall and Kings and Queens schools in Chester.

Approx distances in miles:

Wrexham 3 m | Chester 17 m | Oswestry 12 m | Shrewsbury 29 m



Directions

Postcode: LL14 6HF

What3words: edicts.nerves.pirates

Property Information

TENURE: Freehold

EPC: E

SERVICES: Mains water, electricity, mains drainage, oil fired central heating. The new stable block/tack room and feed store have power and water. Paddocks are fitted with automatic water troughs

LOCAL AUTHORITY: Wrexham

COUNCIL TAX BAND: F, circa £3,335 per year.

AGENTS NOTES:

- The aerial shots and plans are for identification only and not to be relied upon

Floorplan

Total Approx Floor Area 2723 sq ft (253 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.



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