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*****RECENTLY RENOVATED FOUR/FIVE BEDROOM DETACHED PERIOD FARM HOUSE*****

Situated in a peaceful rural location within the conversation village of Pen Y Lan. This well presented, spacious property has a wealth of character and stands amongst glorious unspoilt Welsh countryside, comprising; Entrance Porch, Cloakroom, Breakfast Kitchen, Dining Room, Sitting Room, Lounge, Four/Five Bedrooms, Family Bathroom and En Suite bathroom, Good Size Gardens and Parking. PETS MAY BE CONSIDERED

This delightful property is situated within the rural village of Pen Y Lan, a traditional conservation Village between Oswestry and Wrexham and close to the village of Ruabon which provides a range of amenities. Ruabon train station also provides travel links to the country's larger cities .

A number of highly regarded state and private schools are within easy reach with buses running from the village.



ENTRANCE PORCH

HALLWAY -having under stairs storage

DINING ROOM 15' 00" x 14' 11" (4.57m x 4.55m)

LOUNGE 18' 00" x 15' 00" (5.49m x 4.57m)

STAIRS AND LANDING built in storage cupboard with shelves

BEDROOM ONE 15' 01" x 15' 00" (4.6m x 4.57m)

CLOAKROOM

BREAKFAST KITCHEN 21' 07" x 11' 10" (6.58m x 3.61m)

SITTING ROOM 21' 01" x 14' 09" (6.43m x 4.5m)

BEDROOM TWO 11' 10" x 09' 11" (3.61m x 3.02m)



BEDROOM THREE 15' 11" x 12' 11" (4.85m x 3.94m)

BEDROOM FOUR 12' 08" (narrows to 09' 04") x 07' 00" (3.86m x 2.13m)

FAMILY BATHROOM 11' 02" x 08' 06" (3.4m x 2.59m)

EN SUITE 10' 11" x 09' 08" (3.33m x 2.95m)

BEDROOM FIVE/DRESSING ROOM 18' 14" (narrows to 07' 00") x 15' 10" (narrows to 05' 10") (5.84m x 4.83m)

OUTSIDE approached by a long no-through private driveway and situated behind the original farm buildings, having extensive gardens, brick built outbuilding and parking

DEPOSIT: £2,884

HOLDING DEPOSIT : £576

EPC RATING: F23

COUNCIL TAX BAND: H



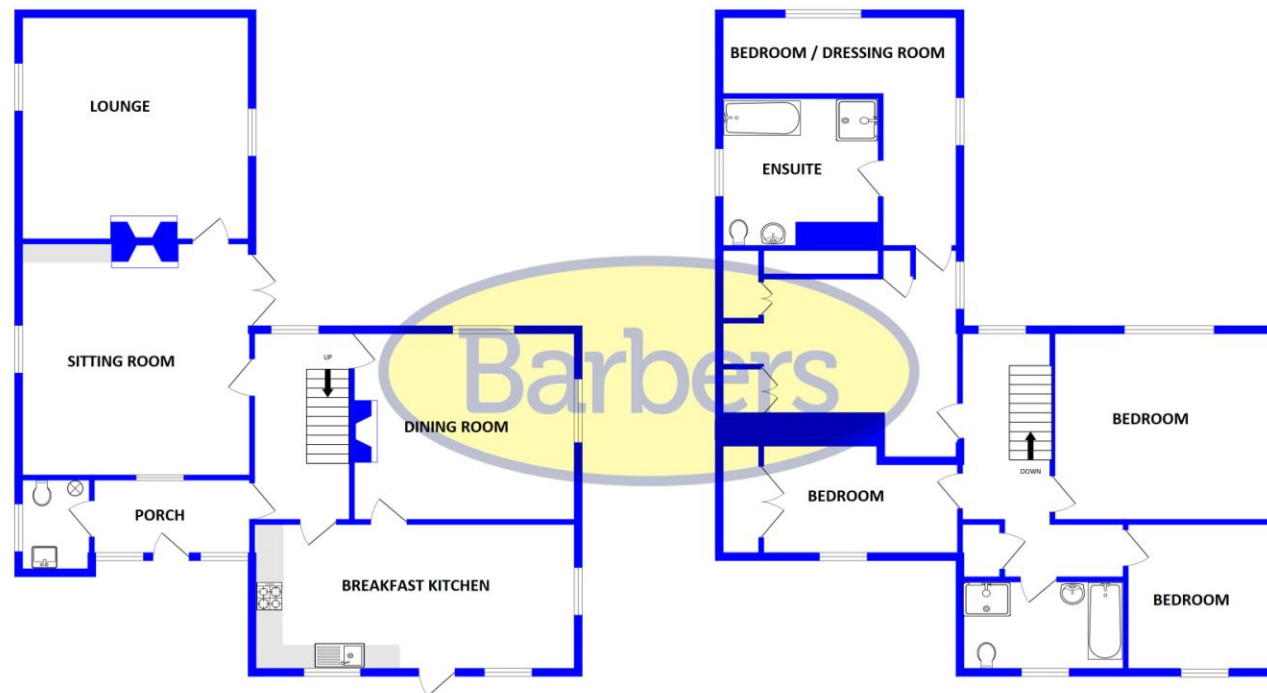
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these particulars have been prepared as a general guide only. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property.



WHITCHURCH
34 High Street, Whitchurch SY13 1BB | Tel: 01948 666660
Email: lettings@barbers-online.co.uk
www.barbers-online.co.uk

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NEWPORT
SHREWSBURY
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