



Plas Drain Farm
Penycae | Wrexham





Plas Drain Farm

Plas Drain Road, Penycae
Wrexham, LL14 1UH

A fantastic farmhouse fully modernised and upgraded, benefiting from excellent outbuildings and approx. 6 acres.

- Modernised farmhouse offering a balance of traditional features and contemporary modern living
- Four bedrooms, master with en-suite and family bathroom
- Four reception rooms, kitchen, utility, study, cellar
- Gardens and large area for patio and outside entertaining
- Large parking sweep to front
- Two large stone outbuildings under slate roofs
- Up to 8 stables, tack room and rug store
- Muck clamp and horsebox parking
- Area of Outstanding Natural Beauty
- Fabulous countryside views
- In all approx. 6.17 acres

Approximate distances in miles:

Penycae 2m | Wrexham 5m | Oswestry 14m
Ellesmere 14m | Malpas 16m | Chester 18m
Whitchurch 20m | Manchester Int Airport 50m



Situation

Plas Drain Farm occupies an elevated position, overlooking the Dee Valley and on towards the Shropshire Hills. This beautiful rural setting is conveniently positioned only a short distance to the main A483 between Oswestry and Chester, providing excellent commuter routes to the North West Cities, North Wales and to the South.

Rail links from Wrexham connect the North and South with regular trains between Chester and Birmingham. With the benefit of a two-hour route from Chester to London Euston. The villages of Penycae and Rhosllanerchrugog adjoin one another about 2 miles from the property, providing a range of local amenities. Wrexham and the City of Chester host a range of larger supermarkets, shopping and retail parks within about 5 miles and 16 miles respectively.

The area offers an excellent range of local state schools, together with well-known private senior schools, to include Shrewsbury School, Ellesmere College, Moreton Hall, Oswestry School and The Kings and Queens Schools, Chester.

Recreational opportunities are vast within the area, including several golf courses locally at Wrexham Golf Course, Clays Golf Driving Range and Golf Course and the prestigious Carden Park Hotel with its two championship courses within about 30 mins drive. The property is set on the edge of the Clwydian Range and Dee Valley AONB (Area of Outstanding Natural Beauty) and offers miles of walking and cycling routes and off-road hacking for the equestrian enthusiast.

In addition, there are several equestrian competition centres and training facilities in the local region, including Overleigh Equestrian Centre and the top-class facilities at Kelsall Hill Equestrian Centre. Horse racing is at Bangor on Dee and Chester, while Hunting is with the Sir W. W. Wynn's (Wynnstay) Hunt and the North Shropshire Hunt.





Description

Plas Drain Farm is approached off a quiet country lane onto the drive, which then leads onto a gravel parking sweep, to the front of the farmhouse, of which the original part is believed to date back to over 400 years ago. Wide sweeping steps lead you up to the front entrance porch which has large modern tiles and traditional oak door, preparing you for the mix of traditional and contemporary features that run throughout the property.

On opening the oak front door you enter the spacious dining reception hall, just off the modernised kitchen. The dining room has a wonderful traditional Welsh slate floor, in part, laid with a timber effect laminate floor that continues into the kitchen. There are several exposed ceiling timbers along with the oak fireplace mantel with stone surround and tiled hearth. Within this fireplace there is a wood stove with back boiler to assist with the hot water and central heating, which is also controlled off an oil-fired boiler.

A step up out of the dining room leads into the kitchen which has a range of contemporary base and wall mounted units. The kitchen has an electric range cooker, integrated dishwasher and space for a free-standing American style fridge freezer. French doors off the kitchen lead to the rear patio area, currently laid with slate chippings. To the far end of the kitchen is a useful utility room with an inset sink, space and plumbing for a washing machine and tumble dryer. There is also a cloakroom with w.c. just off the utility and a rear entrance door to the stable yard.

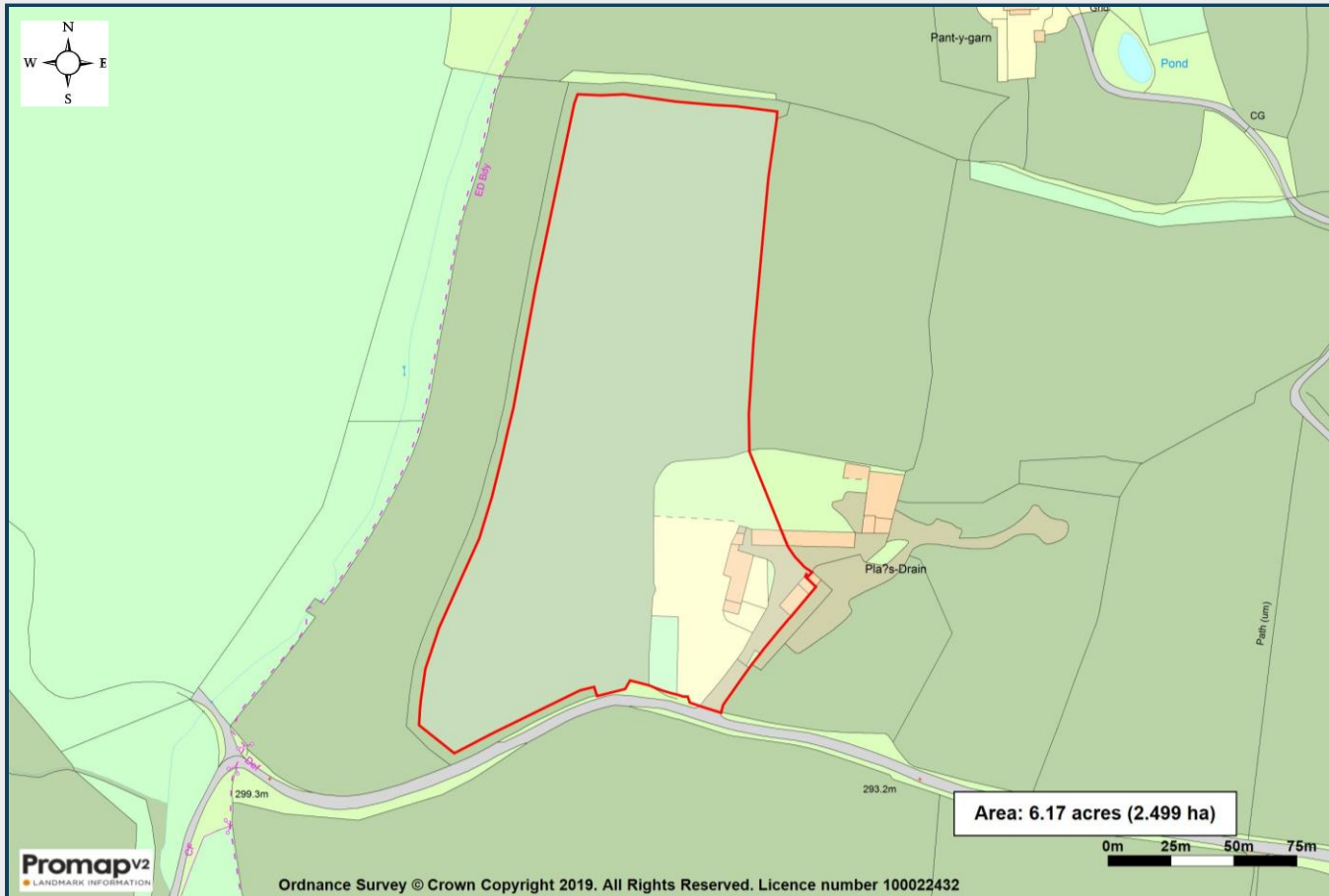


The family room sits centrally to the property with the benefit of a bright front aspect and contemporary clean lined tiled (800x800) floor. Both the family room and sitting room beyond have unique fireplaces, the former having a large stone inglenook with timber mantel and brick hearth with mid-level solid fuel stove and space for chopped fire wood. The sitting room has a small contemporary 'Jotul' white stove with a part exposed stone fireplace and slate hearth. An opening off the family room leads to the study with an entrance door to the rear. Beyond the sitting room is a lean-to sun room with sloped ceiling and Velux window, fully glazed with exposed stonework. French doors lead onto the garden and patio area from the sun room, which has grey slate chippings that flow around to the rear of the property.

The family room has stairs down to the cellar for useful storage or a potential gym or cinema room, having electric and radiators connected. Stairs to first-floor are also off the family room. There are several exposed timbers and traditional wattle and daub at first floor level, a unique feature showing off the property's history, yet having a modern and contemporary feel throughout.

The master bedroom is a lovely large bedroom with dual aspect windows, enjoying excellent countryside views, exposed timbers, an en-suite shower room and walk-in wardrobe. There are a further three double bedrooms, served by the family bathroom with roll top bath and separate shower unit, sloping ceiling with Velux roof window and laminate flooring. The current guest bedroom has a vaulted ceiling with floor to ceiling timbers and exposed traditional wattle and daub and dual aspect windows also enjoying the superb views.





Externally

The property is surrounded by a contained garden, mainly laid to lawn with tree and shrub boundaries. A large hardstanding area with slate chippings surround the house, mainly to the side and rear to enjoy the afternoon and evening sun which sweeps around the property.

There are two large stone outbuildings, both with slate roofs, currently housing stables of varying sizes, for up to eight horses and ponies. Both buildings have water and electricity connected and benefit from concrete floors. Outbuilding one, currently contains three stables and a tack room with access to a first-floor storage area. Outbuilding two is part open fronted with two stables in, which can easily be amended to return to a large carport, if required. There are a further three stables internally set within the barn, providing excellent shelter from the winter elements, yet cool in the summer months due to the high vaulted barn roof.

The outbuildings would have great scope and potential for a change of use, subject to obtaining the relevant planning permissions. The adjoining boundary of barn one has been converted to a neighbouring residential property.

Land

To the rear of the farmhouse there is approx. 6 acres of land which is currently being used for grazing horses. The field is stock fenced to the perimeter and has an area of flat ground which could be utilised for riding or constructing a manege, subject to the relevant planning consent being granted. Access to the land is either off the rear of the stable building or off Plas Drain Road.



Local Authority

Wrexham Borough Council

Council Tax - Band F

Services

Mains electricity

Water via shared borehole system

Private drainage via shared sewage treatment plant

Oil fired central heating & hot water (& solid fuel stove)

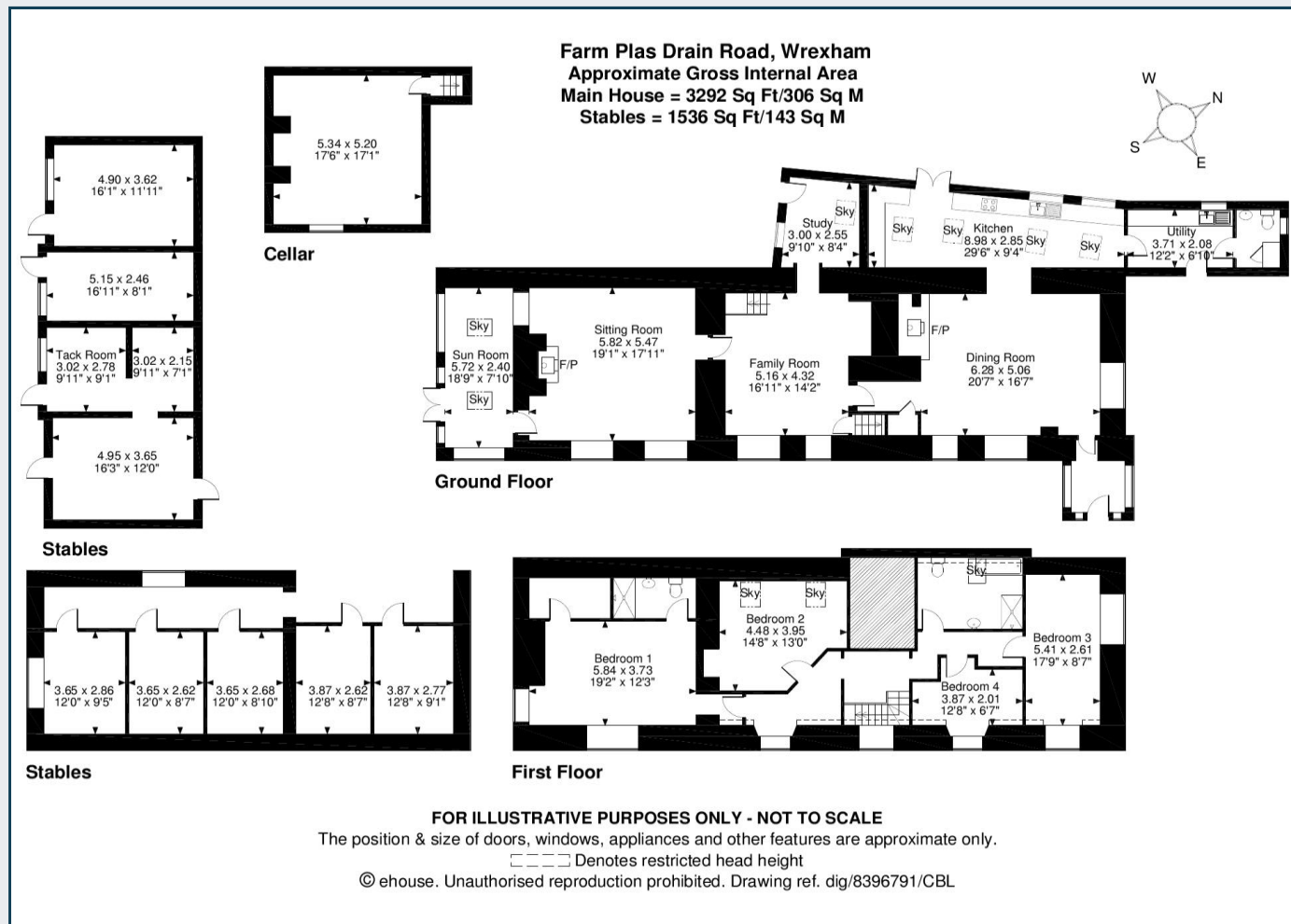
Double glazed UPVC windows

EPC rating F

Directions

Post code: LL14 1UH – From the A483 take junction 3 signposted Rhosllanerchrugog. At the roundabout take the 3rd exit onto Wrexham Road (B5605). Follow to the traffic lights and turn right onto B5426 Allt y Gwter and onto Hill Street. At the Garage (P&G Motors) turn right onto Queen Street. Follow this around to the small roundabout and head straight over onto Hall Street. At the next roundabout with the Sun Inn on your left, take the first left onto Hall Street and straight onto Hall Lane. Follow up the hill and onto Plas Drain Road, continue up the hill and Plas Drain Farm can be found in a small wooded area on the right, towards the top of the hill.

Viewings are strictly by prior appointment with the Agent.



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