



Little Dongrey Farm  
Bangor-on-Dee | Wrexham



# Little Dongrey Farm

Station Road, Bangor-on-dee,  
Wrexham, LL13 0AG.

A wonderfully presented, fully refurbished 4-bedroom former farmhouse with excellent equestrian facilities set within approx. 7.1 acres.

- Spacious and attractive former farmhouse with period features, superb views of the land and equestrian facilities;
- 4 beds, 3 bath/shower rooms, large open plan kitchen, mature lawned gardens and sweeping driveway
- Detached ancillary flat to the farmhouse.
- Main stable building (spacious American barn) comprising 5 boxes, wash area, tea kitchen and tack room.
- Recently installed manège (approx. 60m x 40m)
- In all set in approx. 7.1 acres with private electric gated driveway.

## Distances (approx. miles)

Bangor-on-Dee 1m | Malpas 6m | Whitchurch 10m

Wrexham 8m | Chester 15m | Shrewsbury 28m

|Manchester 55m (approx.)

## Location

Little Dongrey Farm privately set in the peaceful rural countryside just off a quiet lane near the village of Bangor-on-Dee. It is a village in the ancient district of Maelor in Wales, situated on the banks of the River Dee.



The Cathedral City of Chester and Wrexham provide a more comprehensive range of facilities including shopping, excellent schools, trains and coach services and a wide range of hotels and restaurants. The property enjoys good access to the road network to Wrexham, Chester, the Chester Business Park, Whitchurch and the motorway network to Liverpool, Manchester, the north west airports and the M6. There is a direct train service to London Euston (2 hours) from Chester.

On the recreational front, the nearby Bangor-on-Dee racecourse provides regular fixtures for point to point and National Hunt fixtures, and there are a range extensive sporting facilities at the nearby Carden Park Hotel complex with 2 championship golf courses and in the nearby Wrexham and Farndon, excellent sports clubs offering cricket, tennis, squash and football.

For equestrian users, on top of the excellent on site facilities, there is good hacking available locally round the country lanes, Broxton Old Hall Gallops (6/7 miles), good access to host of equestrian centres, Racing locally at Chester, Bangor on Dee or Aintree; Hunting with the Sir Watkin William Wynn's, The Flint & Denbigh or Cheshire packs. There are a range of excellent competition venues locally including Tushingham, Bolesworth Castle, Somerford Park and Kelsall Hill all within easy reach of this excellent equestrian property.

### Description

Little Dongrey Farm provides a wonderful detached house of brick construction under a slate roof, with original elements dating back into the 1800's. The property is circa 4,600ft<sup>2</sup> and is kept to an immaculate condition.





The front door leads into a timber framed open hallway, with oak flooring running throughout. The modern living space includes a large bespoke fitted kitchen with granite work surfaces, central island, gas AGA and integrated appliances. An open fireplace is a feature element in the centre of the room, dividing off a seating area and beyond to the dining space. Off the main living area is a utility, snug and a spacious double bedroom with shower room.

The staircase leads to a large, bright living area benefitting from vaulted ceiling and excellent natural light with a multifuel burner and double doors leading to the outside patio area.

The upper level includes a further bedroom with views to the front of the property, built in storage and en-suite bathroom. A third bedroom comprises of a spacious double bedroom, built in storage, the fourth bedroom comprises an impressive master suite with large en-suite bathroom and a feature walk-in wardrobe.

### Externally

The property is accessed through an electric gated entrance and onto a sweeping driveway and parking area. There are mature gardens surrounding the property with a patio and entertaining area to the rear, overlooking a large lawned rear garden.

To the front of the property, there is a large double garage currently utilised for storage and as a gym, with a flat above, including a living/sleeping space with kitchenette and shower-room. Included in the sale is an Arctic Spring hot tub.



## Equestrian Facilities

From the property, there is a gravel track leading to the equestrian facilities, which include a steel portal framed building with 5 stables, tack room, tea kitchen and store facilities as well as rubber floored wash bays. Beyond the building is a 60m x 40m outdoor arena with a high quality carpet-based surface and post and rail fence surrounding the arena.

## Land

The land is all down to grass and easily accessible. In all the property is about 7.1 acres. The land is predominantly pastureland, divided into fenced paddocks.

## Services

Mains Electricity & Water Supply.  
Private Drainage via certified biosystem.  
Mains Gas Central Heating.

## Local Authority

Wrexham Borough Council.

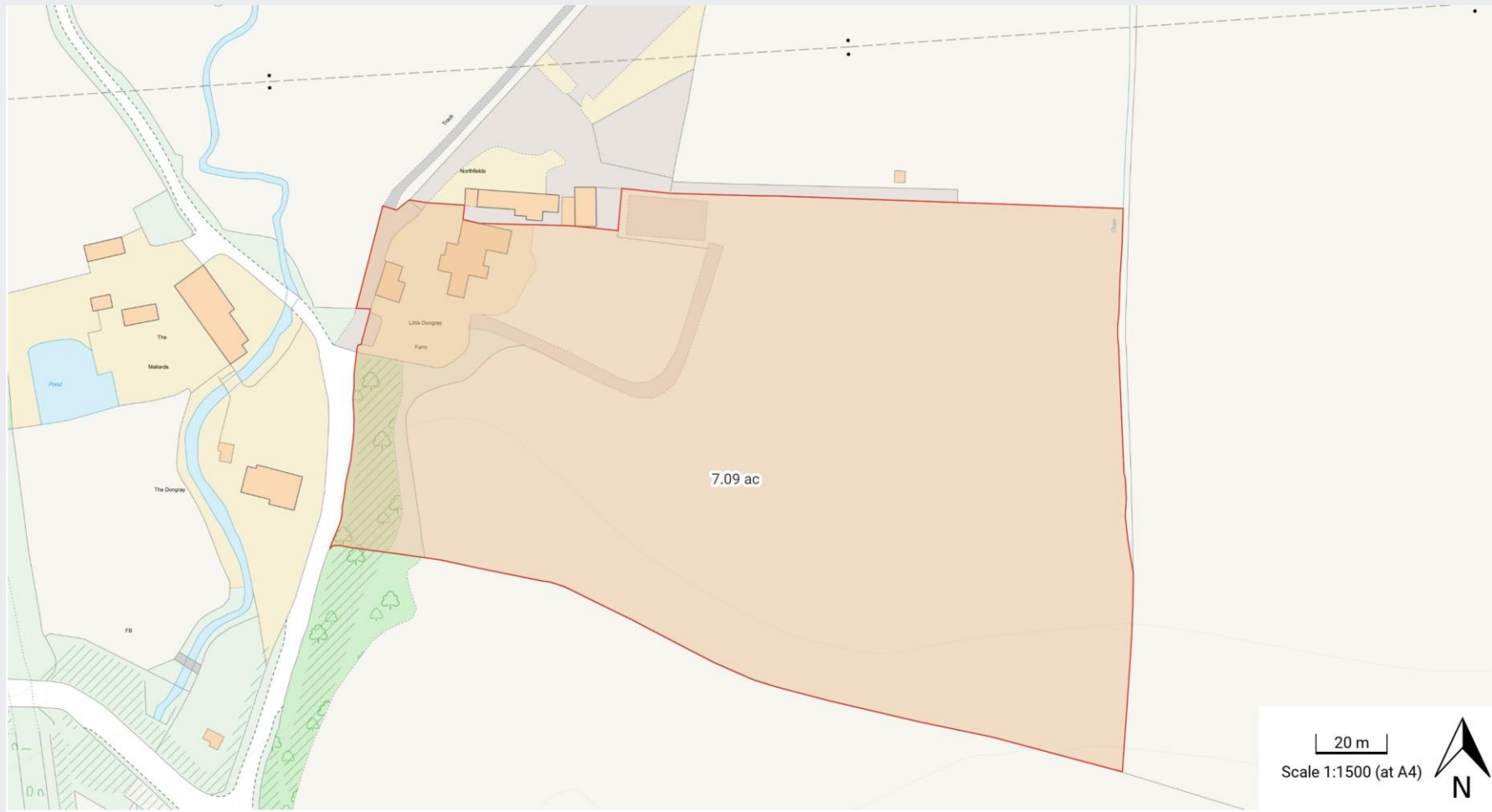
## Directions

Post Code: LL13 0AG. From Whitchurch, take the A525 via Redbrook & Maelor for approx. 10 miles, turn right on to Green Lane. At the junction, turn left on to B5069, for 0.5 miles, turn right on to Dongrey Lane (a no-through road). The property will be found on the right after approx. 50 yards via electric timber gates.

## Viewing

Strictly by prior appointment with sole agents Jackson Property on 01743 709249 (Shrewsbury office) or 01948 666 695 (Cheshire office).





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