



Caer Estyn Farm
Rhyddyn Hill, Caergwrlle, Wrexham, LL12 9EF

Rostons  **VILLAGE & COUNTRY HOMES**
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Offers Over - £950,000

As selling agents Rostons are delighted to offer for sale Caer Estyn Farm. A superb property, skilfully converted in 1988/89 being the former barn and shippon to the farmhouse, Caer Estyn House.

Set in land extending to approximately 10 acres offering an array of outbuildings including an annex on the site of the former Dutch Barn which could easily be utilised as a granny suite/teenage complex/home office, subject to necessary planning permission. There is extensive offroad parking, garage and carport plus private lawned gardens and patio area, well stocked, long established Potager with specimen plants and vegetable garden.

The accommodation offers well-appointed fixtures and fittings throughout and boasts flexible living accommodation which would suit a large family with the added benefit of guest accommodation or would suit a dependant relative.

To the ground floor approach there is an entrance hall leading through to a light and airy dining/reception hall with a staircase rising to a gallery landing, good sized formal sitting room leading out to the glasshouse and gardens. Breakfast room and modern fitted kitchen, large utility and guest accommodation incorporating a study, 2 bedrooms, cloakroom and bathroom. To the first floor there is the aforementioned gallery landing, principal bedroom with ensuite plus 2 additional bedrooms, shower room and bathroom.

Externally, the property is approached by an unadopted road with a long driveway flanked by an orchard and lawned gardens leading to extensive offroad parking and yard area, double garage and carport. Rendered concrete block shed with a W.C. plus the outbuildings incorporating the large shed and store ideal for farm machinery, 2 loose box, further carport, 2 bay shed and annex. The Land extends to approx. 10 acres and comprises an array of fields, woodland areas, orchard and large polytunnel. As the property cannot be seen from the roadside inspection is strongly recommended.





Dining/Reception Hall



Breakfast Room



Sitting Room



Sitting Room

ACCOMMODATION ENTRANCE HALL

Part glazed door through the entrance hall with radiator, Blaenau Ffestiniog Welsh slate tiled flooring.

W.C.

W.C. plus a cupboard housing a Belfast style sink, Blaenau Ffestiniog Welsh slate tiled flooring, window.

DINING/RECEPTION HALL

Staircase rising to an impressive gallery landing, double-glazed window to front, exposed floorboards.

SITTING ROOM

A large formal sitting room having double-glazed windows and door leading out to the impressive glasshouse, exposed floorboards, radiator, open cast-iron fireplace. Timber surround and mantle and raised slate hearth.

BREAKFAST ROOM

Solid multi fuel Rayburn (which can heat all radiators and water), Blaenau Ffestiniog Welsh slate tiled flooring, radiator, double-glazed windows, electric sockets for an oven.



Kitchen

KITCHEN

Modern range, wall base and drawer units. Stainless steel sink unit, gas and electric points for a cooker behind existing LPG stove, space for a base level fridge, tile flooring, larder with a Blaenau Ffestiniog Welsh slate tiled flooring. Double-glazed window and stable door which acts as a window through to the utility.

UTILITY

Running along the length of kitchen and breakfast room having base level cupboards and stainless-steel double-sink unit, floor mounted oil boiler, plumbing point for washing machine, space for additional white goods, double-glazed windows, 2 doors to outside, one being a stable door that can act as a window. Wood storage for Rayburn.

GUEST ACCOMMODATION SNUG/OFFICE

Double-glazed window, radiator. This room has also been utilised as a bedroom.

REAR GROUND FLOOR BEDROOM

Double-glazed window, radiator.

FRONT GROUND FLOOR BEDROOM

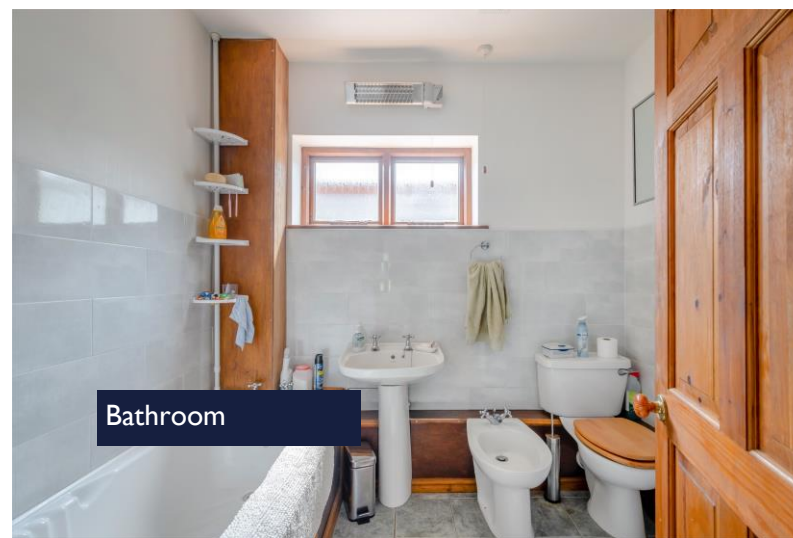
Double-glazed window, wash handbasin, radiator.

BATHROOM

Shower cubicle with a mains shower, panel bath, wash handbasin, W.C. and bidet, part -tiled walls, double-glazed window.



Rear Ground Floor Bedroom



Bathroom

GALLERY LANDING

Large walk in airing cupboard, radiator. Inner landing leading to 2 bedrooms and further eaves storage.

PRINCIPAL BEDROOM

Having double-glazed windows to front side and rear. Loft access point, radiator.

EN-SUITE

En-suite shower room comprising a shower cubicle with electric shower W.C., wash handbasin, bidet, tiled walls, double-glazed window.

BEDROOM 2

Double-glazed window and skylight, eaves storage.

BEDROOM 3

Skylight, eaves storage housing the consumer unit.

BATHROOM

Cast-iron bath, wash hand basin and skylight.

SHOWER ROOM

Shower cubicle with electric shower, W.C., wash handbasin, skylight.

GLASSHOUSE

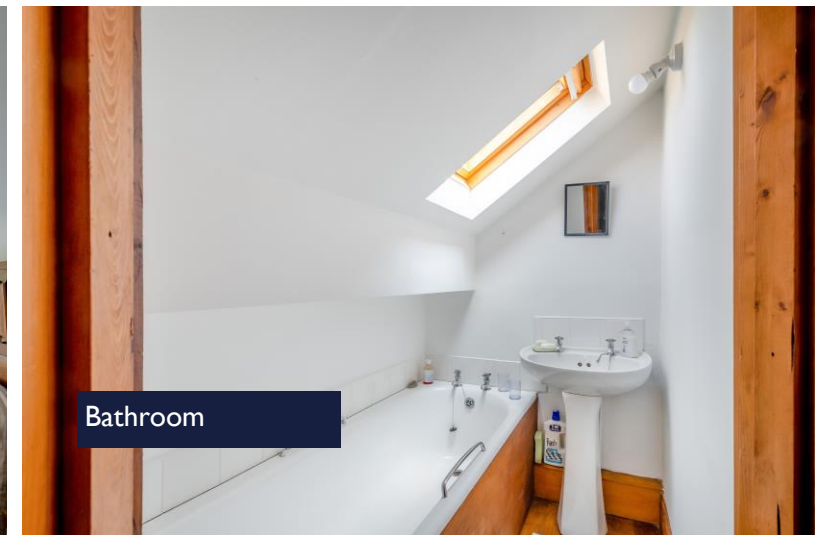
A 'Cambridge' manufactured glasshouse with access to front, rear and annex.

DOUBLE GARAGE

With up and over door, power and light plus pedestrian door.

CARPORT

With adjoining storage shed with W.C. and washbasin.





Garden & Glasshouse

ANNEX

On former dutch barn site with full cavity wall insulation, double glazed windows and above ceiling insulation and LED lighting. Ideal for conversion to additional accommodation for a dependant relative/teenage complex/home office, subject to necessary planning permission. Comprises 3 storage rooms, utility/kitchen, shower room and W.C.

HAY SHED

Ideal for farm machinery and hay storage, 2 good size loose boxes further carport and 2 bay shed with fitted solar panels.

LAND

The land extends to approximately 10 acres however a particular feature of Caer Estyn Farm are the beautiful gardens, well kept by the current owners offering well-stocked private potager garden with plenty of specimen plants and vegetable garden. Feature glass canopied patio area with two outdoor grape vines. Orchards on either side of private access drive contain a number of different varieties of apple, pear and plum trees along with mistletoe and sweet chestnut. Also a silk worm friendly white mulberry tree. Cambridge Glasshouse with 2 different long established vine varieties. Extensive lawned gardens, approx. 200m² polytunnel, orchard, woodland areas and bull-rush fringed duckpond.

N.B DEVELOPMENT OVERAGE

The vendor reserves the right to claim overage arising from the Grant of Beneficial Planning Consent for more



Double Garage



Outbuildings

than one dwelling, obtained for residential or commercial use at a rate of 30% of any uplift in land value for a period of 20 years from the date of completion.

SERVICES

Mains, electric and water. Private permitted modern domestic sewage treatment plant. A 2500 litre oil tank is concealed within in a shed. Full Fibre Broadband.

DIRECTIONS

At junction 7 of the A483 take the B5102 exit to Rossett, Llay, Gresford, at the roundabout take the third exit onto the Llay Road (B5102). Continue to follow the B5102 turning right onto Rackery Lane at the lights, turn left onto Rhyddyn Hill at the first minor cross-roads where the road leading to Caer Estyn Farm can be found on the left-hand side between properties 23 and 25. Caer Estyn Farm gateway is about 200 yards down the lane on the left signposted.

COUNCIL TAX – G EPC – D

APPROXIMATE DISTANCES

Chester City Centre - 11 miles
Liverpool Airport - 35 miles
Manchester Airport - 43 miles

LOCATION

Caergwrle is a village in the county of Flintshire in Northeast Wales approximately 5 to 6 miles from Wrexham and situated on the A541 road and near to the village and parish of Hope. The villages lie on the River Alyn and sits at the base of Hope Mountain. Regarding transport, the rail service from Wrexham Central and Bidston passes through Caergwrle Railway Station. Area amazingly rich in local history, much of national significance. Bidston provides a connection to Liverpool via the Wirral line which also offers further connections to Chester which in turn provides a direct route to London Euston in under 2 hours. Caergwrle

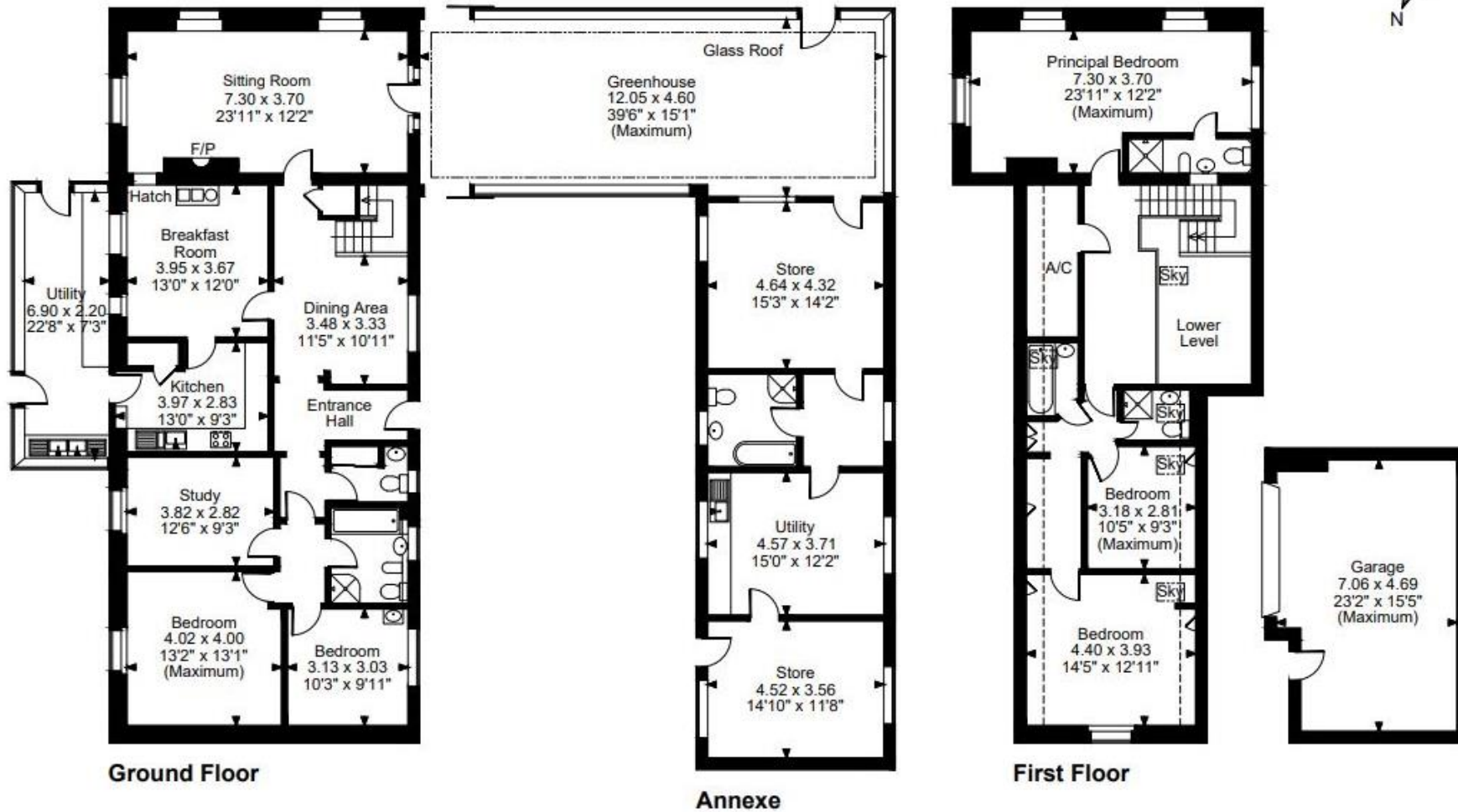
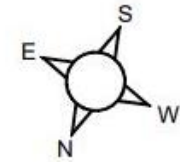
has bus links giving access to Mold, Broughton, Wrexham and Chester. Caergwrle is near to the A483 which links to the M53 motorway, providing access to major commercial centres of the Northwest via the M56 and M6 motorways. With regards to recreation the village affords two public houses, restaurant and convenience store. On the educational front the property sits within noted schooling including Bryn Tirion Hall School, Castell Alun High School, Ysgol Estyn and Ysgol Derwenfa.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Approximate Gross Internal Area
 Main House = 3020 Sq Ft/281 Sq M
 Garage = 334 Sq Ft/31 Sq M
 Annexe = 710 Sq Ft/66 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height



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