JONES PECKOVER
Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

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Nant Y Gaseg, Minera Road, Minera, Wrexham, LL11 3AJ

- Beautifully converted 3 Bed stone barn
- 1.5 Acre Grass Paddock
- 0.7 Acres of Stunning Landscaped Gardens & Woodland
- Spacious, light and immaculately presented accommodation
- 3 Reception Rooms
- Convenient yet rural location
- Detached Double Garage
- Ample Off Road Parking

Immaculate 3 Bedroom Barn Conversion, 1.5 Acre Paddock & 0.7 Acre Landscaped Gardens and Woodland.

Occupying a rural yet convenient position on the outskirts of Minera and offered for sale with large landscaped gardens and grass paddock, this skillfully converted 3 bedroom stone barn offers a unique blend of rustic charm and modern living.

The accommodation is thoughtfully designed to be both tasteful and light, creating a warm and inviting atmosphere throughout and provides a spacious open-plan kitchen/breakfast room with living area off, utility room, ground floor wc, lounge, dining room and double bedroom to the ground floor, with two bedrooms and en suite bathrooms to the first floor. With three reception rooms, this property provides ample space for both relaxation and entertaining.

Set within approximately three-quarters of an acre of beautifully landscaped gardens and woodland, this home offers a serene outdoor space perfect for enjoying the natural surroundings. Additionally, the property includes a generous 1.5 acre level grass paddock, providing opportunities for various outdoor activities, keeping livestock or equestrian hobbies.

Conveniently located just five miles from Wrexham town, the property combines the tranquillity of rural living with easy access to local amenities and services.

THE ACCOMMODATION

This beautifully converted barn has been finished to a particularly high standard throughout and provides light and spacious accommodation over two floors.

The ground floor accommodation comprises of a large open-plan kitchen and living area perfect for family gatherings with modern kitchen units incorporating integrated appliances including Bosch double oven, ceramic hob and dishwasher, a solid fuel Rayburn range provides cooking facilities together with heating and hot water and a coordinating central island completes the working area. The living area benefits from oak flooring, recessed spotlighting and windows overlooking the rear courtyard. A separate utility room provides useful additional space and gives access to the ground floor wc. There is a separate lounge with dual aspect windows to the front and rear together with a charming dining room with feature exposed stone walling and views over the landscaped gardens. A double bedroom again with exposed stone walling and oak flooring completes the ground floor accommodation.

To the first floor a landing with storage cupboards gives access to two double bedrooms, both with en suite shower facilities and both bedrooms have rural views over the surrounding countryside.

THE GROUNDS, WOODLAND AND DOUBLE GARAGE

The property is accessed from the B5102 Minera Road and a lengthy tarmacadam drive leads to a private gated parking and turning area and gives access to the detached double garage constructed of stone under a pitched slated roof . Beautifully landscaped gardens surround the property and comprise of extensive lawns planted with an impressive array of architectural and flowering plants, mature trees and shrubs and a beautiful feature sunken garden area providing a superb sheltered and private outdoor area. An extensive paved patio with feature stone walling and pergola fronts the property and also houses a timber arbour, whilst wisteria, clematis and other flowering plants provide an array of colour and interest. Across the small stream lies the woodland area which is a haven for wildlife. To the side is an enclosed walled courtyard which in turn gives access to the rear chipped courtyard with timber summer house and stores, raised vegetable beds and grassed paddock.

THE PADDOCK

The land enjoys gated road access from the tarmacadam driveway and comprises of a level grass paddock with various useful timber stores and in total amounts to approximately 1.5 acres or thereabouts.

COUNCIL TAX BAND F

SERVICES

Mains water and electricity, oil fired and solid fuel central heating, bio disc septic tank.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and









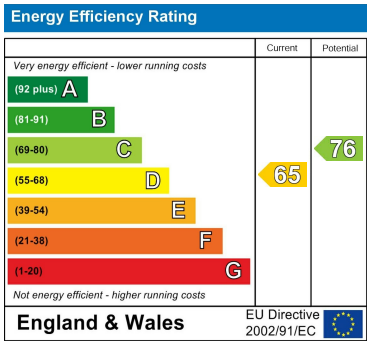


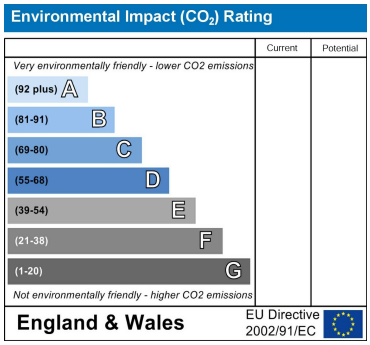



necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

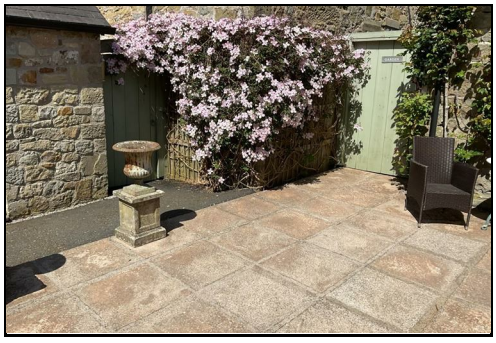
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.







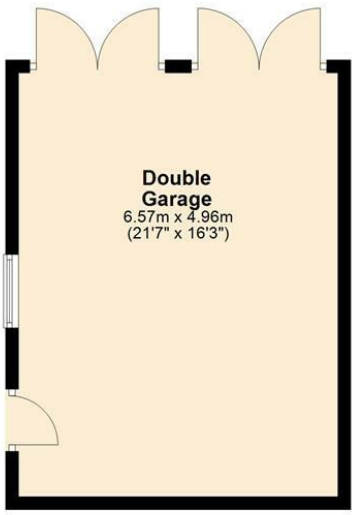


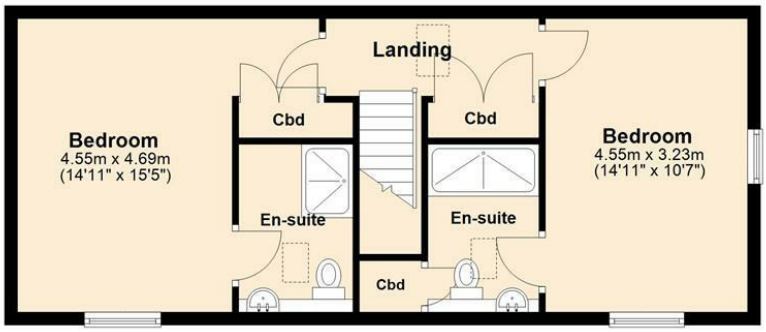
Ground Floor



Basement



First Floor





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