

Town & Country

Estate & Letting Agents



Cae-Pen-Ty Road, Cefn-Y-Bedd, Wrexham,

£895,000

This substantial detached home with equestrian facilities (circa 8 acres) sits in an idyllic location. It includes a separate detached building with a colourful past, having been previously used as a recording studio visited by some famous artists including Oasis, The Verve and The Charlatans. The property itself sits within grounds containing woodland and paddocks, a steel frame barn and Charles Briton arena.

Main Residence



Sitting Room 13'9 x 16'3



With a window to the front elevation with a radiator below, Kardean luxury vinyl flooring and containing a lovely contemporary log burner situated in the corner of the room.

Kitchen/ Dining Room 21'6 x 12'4



A Triple aspect room with windows to the front, rear and side elevations. Fitted with a range of modern wall, base and drawer units complimented by stainless steel handles. Ample work surface space housing an inset one and a half bowl sink unit with mixer and distilled water tap. Integrated appliances include an induction hob with air rising extractor fan behind, stainless steel oven, dishwasher, fridge and freezer. The flooring is timber laminate with radiator patio door opening to the patio area and a glazed door opening to the rear porch and utility.

Entrance Hall 9'1 x 11'7

With a triple panel entrance door with windows either side and two further windows to both side elevations, a radiator and an arched open thruway to the reception hall.

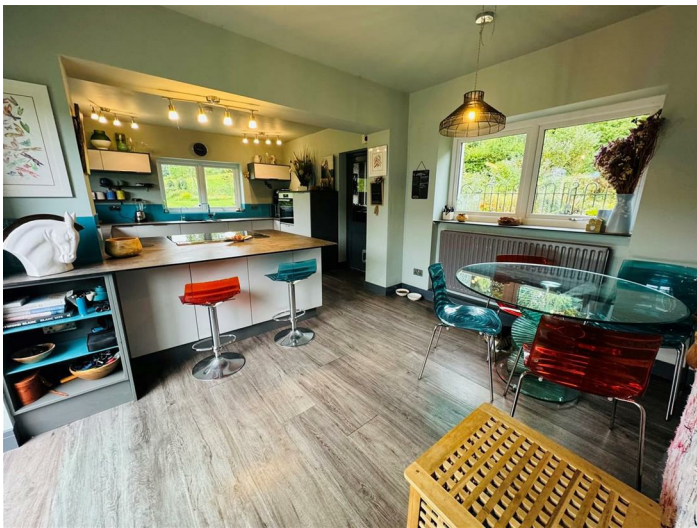
Reception Hall 7'5 x 7'6

With stairs off rising to the first floor accommodation and internal doors opening to the living room, sitting room and cloakroom WC

Cloakroom WC

Housing flush low level WC, a pedestal wash hand basin with tiled splashback, a radiator and an opaque window to the rear elevation.

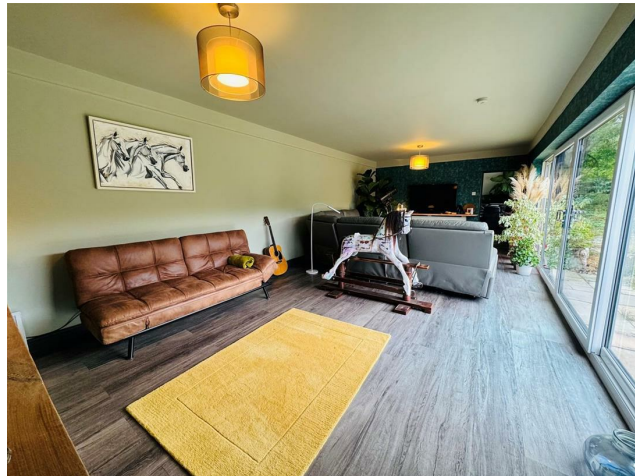




Living Room
26'6 x 12'4



With timber laminate flooring, two radiators, door opening to the office/study and large patio doors opening to the patio area.



Office
12'4 x 7'6
With a timber panel and glazed door offering independent access, timber laminate flooring, windows to the side and front elevations and the door opening to the living room.

First Floor Landing
A split staircase with two windows facing the rear elevation, a built in shelved storage cupboard and doors off opening to the family bathroom, to the cloakroom WC and all four bedrooms, the principle being a generous size with an ensuite bathroom off.

Principle Bedroom
21'7 x 12'5



With two windows facing the front elevation, a radiator and a door opening to a stunning ensuite bathroom.

Ensuite Bathroom
12'3 x 8'9



A beautiful suite comprising countertop mounted hand wash hand basins with adjustable mixer taps and illuminating mirrors above, hidden cistern low-level WC , a panelled bath with Central mixer tap, and a shower enclosure with insert drain and multi jet thermostatically fed shower above along with a protective screen. The walls are partially tiled with a chrome heated towel rail, ceramic tiled floors, within the ceiling are recessed downlights and window facing the front side elevations.

Bedroom Two
12'5 x 11'



A double aspect room with windows to the front side and elevations and a radiator.

Bedroom Three
13'3 x 8'8



With a window facing the front elevation and a radiator below.

Bedroom Four
12'7 x 8'8



Having a window facing the front elevation with a radiator below

Bathroom



Installed with another contemporary suite comprising a panel bath with mixer tap, a shower enclosure with inset drain and multi jet thermostatic shower, dual flush low level WC countertop mounted colourful wash hand basin from Granada mixer tap partially tiled walls with a ceramic tiled floor, chrome heated towel rail, recessed downlights and an opaque window to the front elevation.

Cloakroom WC

Containing a low-level WC, and a vanity unit with countertop mounted wash and basin with mixer tap, a radiator, exposed floorboards and an opaque window to the rear elevation.

The Barn



Formally used at The Windings Recording studio, hosting a plethora of international names including Oasis, The Verve, it's where James recording their single 'Laid' and album of the same name that launched them into America, and the Charlatans 'Only One I Know'. In more recent years the barn has been used as a Wedding venue and ceramics studio and would be suitable for further redevelopment for a range of uses.

Benefiting from three phase electric and accommodation comprising:

Entrance Hall

Glazed double doors open to an entrance porch which has a door off opening to the main studio room and the second glazed door opening to the reception hall.

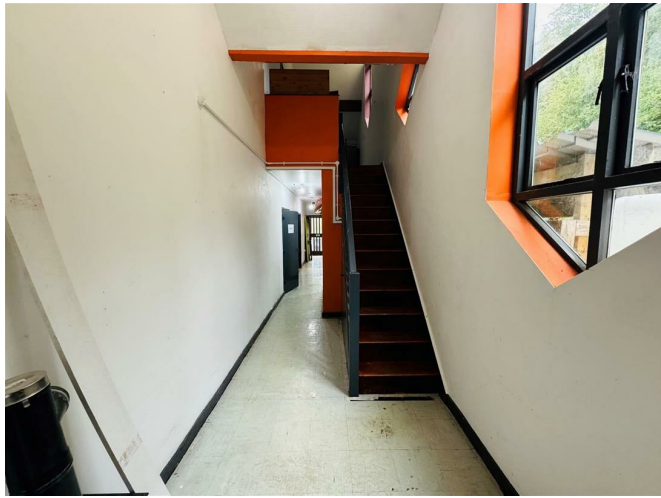
Main Room

29'6 x 22'9



Currently utilised as a woodworking studio with oak strip flooring windows to both front and rear elevations exposed beams within the ceiling with a height of 20'8". Glazed double doors open to what was the mixing studio. Double glazed double doors off open to a side porch with another set of double glazed double doors open to the outside courtyard.

Reception Hall
40' x 6'6



With stairs off to the first floor accommodation windows to the side elevation and doors off opening to the former mixing studio, to a shower room, to a cloakroom WC and ceramics studio.

Cloakroom WC

With a shared entrance with a wash hand basin, countertop with splashback, a window to the rear elevation and doors off opening to two separate WC cubicles with wash basin.

Shower Room

With a ceramic tiled floor and partially tiled wall wash hand basin and a shower area with an electric shower and two windows facing the rear elevation

Former Mixing Studio
21' x 14'7



With oak strip wooden flooring, window to the front elevation, double glazed double doors opening to the main studio, and a recessed porch off with double glazed door opening to the main courtyard

Ceramics Studio
24'8 x 14'



With the window to the side elevation and double glazed double doors opening to the courtyard.

First Floor Landing
16'6 x 6'5

With exposed beams window to the side elevation and doors off to room which could be converted to living accommodation (subject to relevant planning).

Room One
13'8 x 11'7



Having a fitted base unit with work surface above housing a stainless steel one and a half bowl sink unit with a mixer tap, exposed floorboards and a double glazed door opening to steel steps descending to the gravel courtyard.

Room Two
13'8" x 9'6"



With exposed floorboards and the skylight

Room Three
17'6" x 16'

With a skylight to the rear elevation, exposed beams and a vaulted ceiling.



Arena



A Charles Britton 40 m x 20 m arena



Steel Barn
48' x 36'



With a 12' overhang A steel frame barn with adaptable accommodation and separate vehicular access to the main residence.

Services



The main property has septic tank drainage, oil fired central heating along with UPVC double glazing and inset solar panels positioned on the roof feeding the property's electricity. The solar panels are complimented by a Solic200 by Earthwise which diverts any spare power to hot water storage before it goes to the grid.



Addendum Two
In the past consideration has been made, due to the near vicinity of a transformer to install a solar panel bank on the far South West facing slope to generate extra income.

Services
The agents have not tested any of the appliances listed in the particulars.

Viewings
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer
If you would like to make an offer, please contact a member of our team who will assist you further.

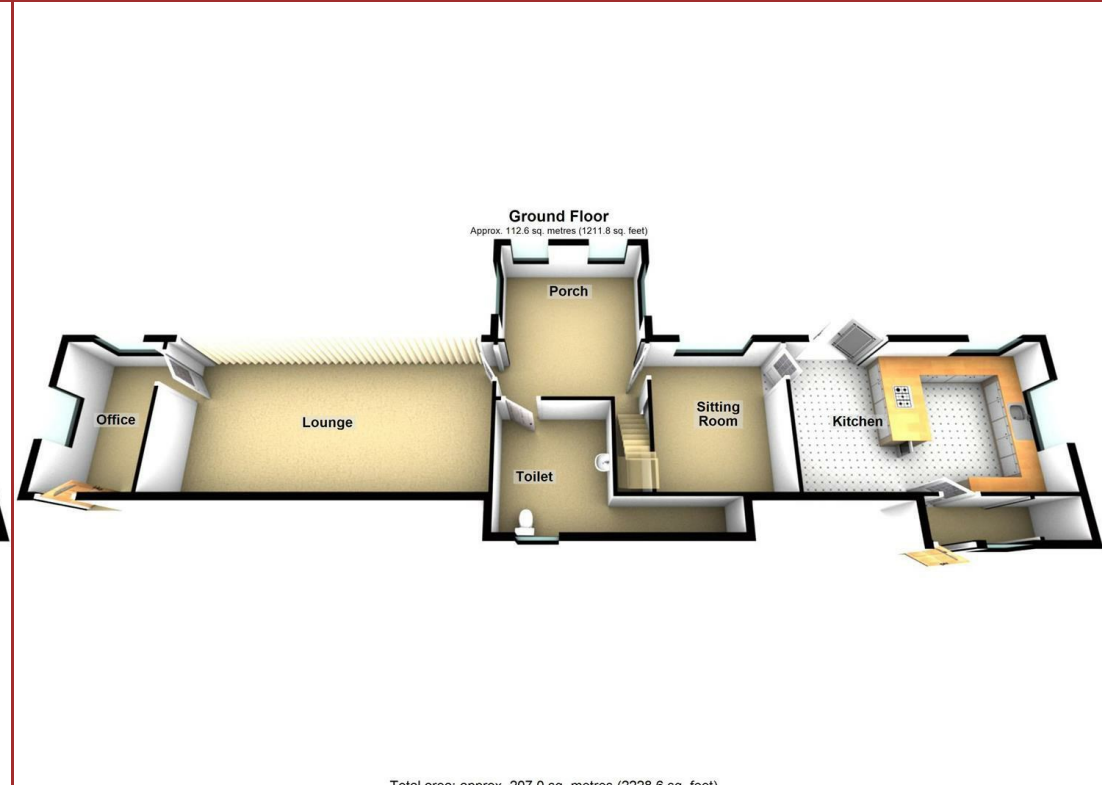
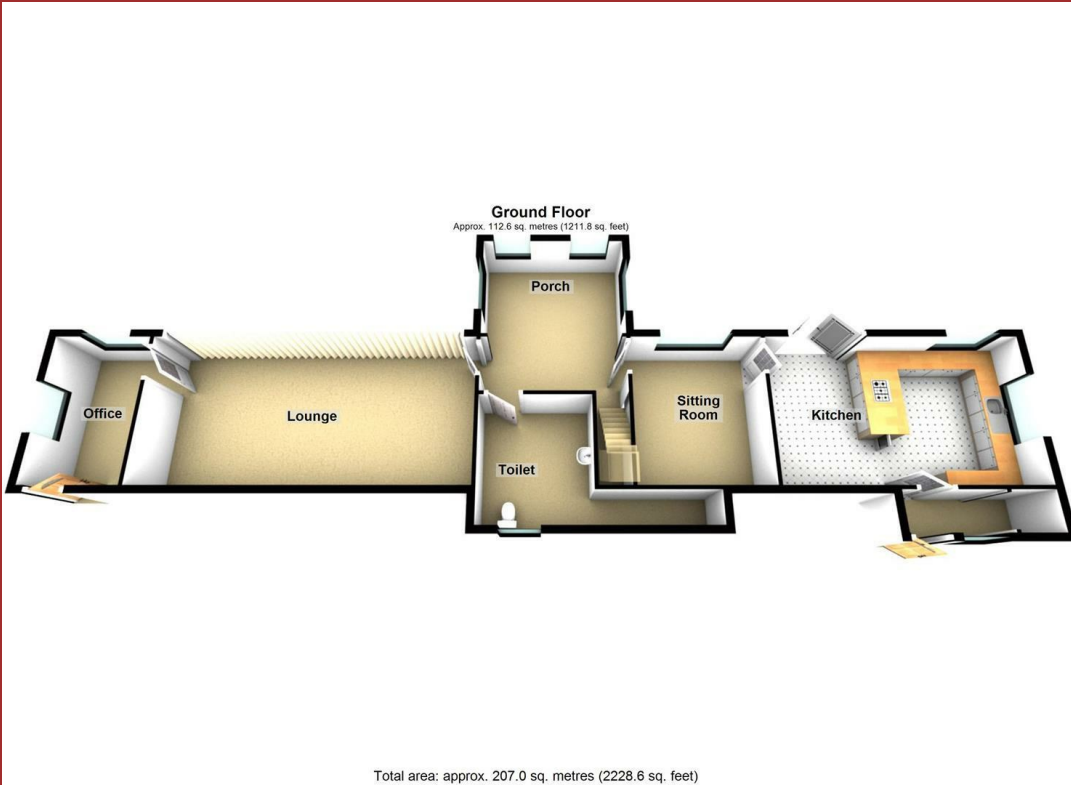
Mortgage Advice
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Addendum One
The current vendors would like it to be known that when they purchased the property they were made aware several redundant mine shafts on the land which do not affect the day-to-day usage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	