



Garth Stewart  
Erbistock | Wrexham





# Garth Stewart

Erbistock, Wrexham  
Clwyd, LL13 0DH

A charming 3-bedroom equestrian property, situated in a popular rural location, offering fantastic views of the surrounding countryside, set within 5.44 acres.

- Charming 3-bedroom detached cottage
- GF: kitchen/breakfast room, lounge/dining room, laundry room, office (or 4<sup>th</sup> bedroom), bedroom one & family bathroom
- FF: two bedrooms & bathroom
- Great potential to extend subject to PP.
- Separate garage, utility room, W.C & log store
- Mature south facing gardens & patio area
- Fantastic, elevated views of the surrounding countryside
- Recently constructed stable block with 4 stables & tack/feed room
- In all approx. 5.44 acres

## Distances in approx. miles:

Overton-on-Dee 2.5m | Bangor-On-Dee 5m  
Wrexham 6m | Ellesmere 8m | Llangollen 10m  
Oswestry 12m | Whitchurch 15m  
Chester 20m | Shrewsbury 24m

## Situation

Garth Stewart is positioned less than half a mile from the rural hamlet of Erbistock, making it fabulously positioned for those looking for a detached family home with land.



The cottage is positioned in a rural, yet accessible position, enjoying a picturesque setting surrounded by beautiful countryside with scenic walks and within walking distance of *The Boat at Erbistock* pub and restaurant, beautifully positioned by the River Dee.

Overton-on-Dee is just 2.5 miles away from the property and has excellent amenities for a village of its size, including a post office, village shop, café, doctors surgery, butchers, public house and primary school. The property also benefits from excellent road links with the nearby A483 and A55 North Wales Expressway linking to the M53 and the national motorway network.

### Description

Garth Stewart is a charming, detached cottage with great scope for modernisation and extension if required, subject to gaining the relevant planning consents. This equestrian property is equipped with a recently constructed stable block, set within 5.44 acres of gardens and grazing land. The sale of Garth Stewart does therefore provide a rare opportunity for purchasers to acquire an idyllic cottage, offering potential for adaptation and possible extension into a first-class family home, situated in an extremely popular, rural location.

The 3-bedroom dwelling is well-presented and currently offers versatile family living. The property has also had the majority of its windows recently replaced for double glazing and has had the benefit of a new boiler installation in early January 2023.





The accommodation is well laid out with the front door opening into the large reception hall with central access to the property and stairs to first floor level. There is also disabled access via a ramp off the drive up to the front door. Within the entrance hall, there is space for a desk and office area if required and storage under the stairs.

Leading on through the property into the lounge/dining room with bay windows to the front and side elevations, allowing in ample light into the spacious room, enjoying super views over the gardens and countryside beyond. The room also benefits from an open fire on a raised hearth set within an Adam style fireplace. A glazed door provides access out onto the patio area to the south elevation and leads down to the gardens that are set below.

The cottage also has an entrance from the rear yard area, which leads into a tiled floor porch entrance and into the kitchen which benefits from a range of roll topped work surfaces with ample space for appliances and a stainless-steel sink with views overlooking the gardens and paddocks beyond. The matching wall and base units incorporate numerous cupboards and drawers. There is also a breakfast bar area with windows to the side and rear elevations and a door into a pantry with shelving. The kitchen is linked to the lounge/dining room.



The ground floor also consists of a useful laundry room, family bathroom and bedroom one with bay windows to the front gardens. A fourth bedroom could be utilised within the current office, which also benefits from the convenience of the family bathroom adjacent. Opposite the laundry room there is a door into the airing cupboard housing the hot water cylinder with shelving below.

The family bathroom has a panelled bath and a fully tiled shower cubicle with a newly fitted shower unit, hand basin and W.C.

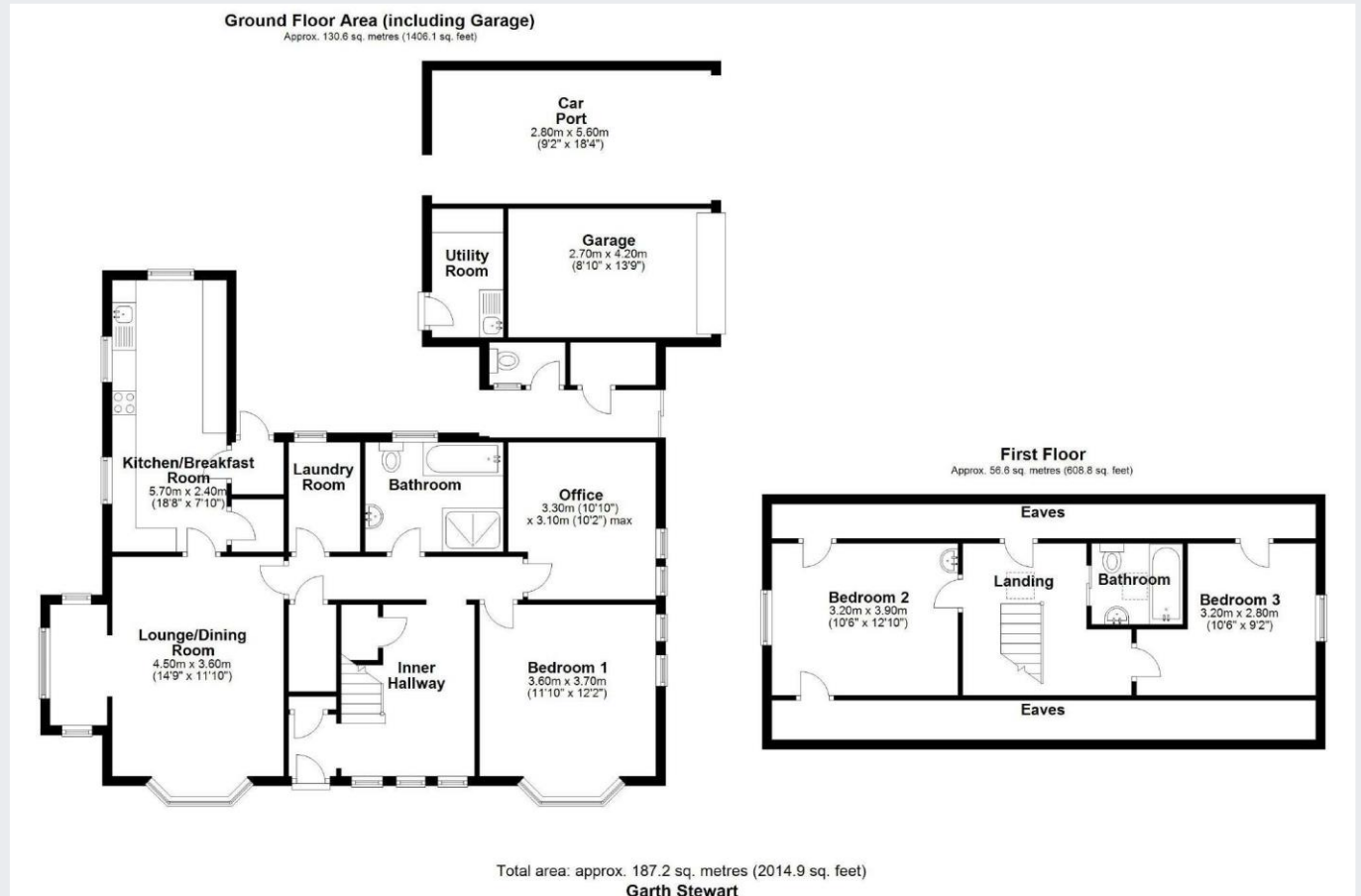
The first-floor landing area is carpeted with a Velux roof light allowing in ample daylight and there is a door into a boarded-out storage space under the eaves, there is also an inspection hatch to the roof space.

The larger of the two bedrooms on the first-floor level has lovely views out over the gardens. There is a wash hand basin with tiled splash back and doors on either side of the room into the storage space under the eaves which houses the CCTV system. The other double bedroom has a window out overlooking the entrance drive and also benefits from the storage space under the eaves on one side of the room.

Between the two bedrooms at first floor level, there is a second bathroom with panelled bath, wash hand basin, W.C and Velux roof light.

### Externally

The cottage is entered via a five-bar wooden gate off the quiet country lane onto a large tarmac drive with space for a number of vehicles. The drive leads up to the side of the property and to the garage and adjacent carport. The garage has electric connected with a concrete floor and an up and over door. The link between the cottage and garage provides access to the rear courtyard and outside W.C. and log store, along with a spacious utility room which houses the newly installed boiler.





The gardens which wrap around the property are a lovely feature and include extensive lawns interspersed with flower beds, bushes and mature trees, enjoying the super views beyond from a slightly elevated position.

Beyond the driveway is the stable block and paddocks, currently being used for grazing horses. The recently erected Browns of Wem stable block is positioned on a concrete pad with four timber stables and a fully insulated tack/feed room. The building and fuse board within has provision for solar panels. Two stables are 16 x 12ft and two are 12 x 12ft. There is water and electric both connected to the stable block. The paddocks are currently split up with electric fencing and have a hedge and stock fenced perimeter.

The land can also be accessed through double five-bar gates on the westerly side of the land, making it easy for a tractor to access for field maintenance purposes. The property has the benefit of this right of access over a neighbouring driveway.

There are no known public rights of way across the land and is sold with any wayleaves and easements which may be applicable.



### Services

- Mains water and electricity
- Private drainage via a septic tank and soakaway
- Oil fired central heating
- EPC rating E

## Tenure

Freehold with vacant possession on completion

## Local authority

Wrexham County Borough Council

Tel: 01978 292000

Council Tax band F

## Viewings

Strictly by prior appointment with the agents Jackson Property on 01743 709249.

## Directions

Travelling along the A528 out of Overton-on-Dee towards Erbistock, go over Overton Bridge and then turn immediately left at the Cross Foxes pub. Continue to Erbistock, turning right just before The Garden House and Garth Stewart is positioned 0.2 miles down this road on your left-hand-side. If coming from Ruabon travelling eastbound along the A539, turn right at the sign for 'The Boat at Erbistock' pub sign and the property will be on your right hand-side 1.5 miles down that road.



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