

MINERA HOUSE

PENTRE, MINERA, NR WREXHAM



JACKSON-STOPS

**MINERA HOUSE, PENTRE,
MINERA, NR WREXHAM, LL11 3DP**

TOTAL APPROX. GROSS INTERNAL AREA: 3,579 SQ FT / 332.46 SQ M

A CHARMING PERIOD PROPERTY,
STEEPED IN LOCAL HISTORY, SITUATED
IN A PRIVATE LOCATION WITHIN
A MATURE GARDEN SETTING WITH
OUTBUILDINGS & Paddock LAND



DISTANCES

WREXHAM – 5 MILES

CHESTER – 16 MILES

LIVERPOOL – 43 MILES

MANCHESTER – 60 MILES

(DISTANCES APPROXIMATE)

FEATURES

- | | |
|--|--|
| - Hall | - Downstairs W.C. |
| - Drawing Room | - Bedroom 1 with
en-suite Shower Room |
| - Dining Room | - Bedroom 2 |
| - Morning Room | - Bedroom 3 |
| - Garden Room | - Bedroom 4/Study |
| - Kitchen with Breakfast
Area & Family Room | - Family Bathroom |
| - Utility | |

OUTSIDE

- | | |
|--------------------------------------|---|
| - Sweeping Drive | - Lawned Gardens |
| - Parking & Turning Area | - Stable Block & Garaging |
| - Side Drive with further
parking | - Paddock Land |
| - Walled Garden | - In all about 0.79 acres as
coloured pink on the site
plan |
| - Raised Terrace
& BBQ Area | |

LOT 2 - THE LAND

- A further 1.30 acre paddock with independent access, as coloured blue on site plan, is available by separate negotiation



LOCATION & COMMUNICATIONS

Minera House is situated on the edge of Minera which is a small village to the west of Wrexham. Minera itself has an attractive church & primary school, with all daily services available nearby in Coedpoeth. The larger centres of Wrexham and Chester are 5 and 16 miles respectively offering a more comprehensive range of services with High Street retailers and supermarkets complemented by out of town retail parks including The Outlet Village at Ellesmere Port and Broughton Retail Park.

On the recreational front there are numerous local walks & hacking routes from the property, particularly via the Clywdeog Trail, Minera Mountain and Worlds End. In addition there are numerous football, rugby, cricket and hockey clubs locally along with tennis and padel on the edge of Wrexham. There are numerous outward bounds activities within striking distance, particularly in Llandegla & Bala as well as North Wales more generally. In Chester there is sailing and rowing on the River Dee and for the equestrian enthusiast horse racing at Chester & Bangor-on-Dee and hunting with the Wynnstay or Flint & Denbigh.

Schooling in the area is well provided for with state, primary and secondary schools locally in the nearby villages and in Wrexham. In addition, there is a selection of private schools nearer to Chester.

The area enjoys good road links and Minera is extremely convenient for both Wrexham and Chester. The A483 Wrexham by-pass allows for ease of travel south towards Shrewsbury & Telford and to the north connects with the Chester southerly by-pass and A55 expressway serving North Wales.

The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within easy reach and beyond Chester the southerly by-pass connects to the M53 and M56 motorways serving Liverpool and Manchester which are both within daily travelling distance. For travel to London there is a 2 hour rail service from Chester to Euston and for international travel Liverpool & Manchester airports are 40 & 49 miles respectively.



HISTORICAL NOTE

Minera is well known for its heritage with long-standing links to the Minera Mines. Minera itself translates as 'ore' in Latin and the nearby mines were in use until the early 20th century, mainly for zinc & lead. Minera House was built originally in the Georgian era with the house often linked to important figures within the mining operations. It is recorded in 1891 that Captain Josiah Richards Ball was resident at Minera House serving as Lead Mining Agent until his passing in 1908. More recently and post mining operations, a Mr & Mrs Williams lived at Minera House and the property passed through generations for most of the 20th century. In 1987 the current owner acquired Minera House and since which time the property has undergone sensitive and tasteful modernisation whilst retaining the character of the original property – Notably, the stone entrance step still has the carving '825ft above sea level' etched into it.

DESCRIPTION

Minera House is constructed of stone, under a slate roof and believed to date from the 1750s with latter additions which have been tastefully designed to remain in keeping with the Georgian style. The original part of the house is arranged over two floors under a slate roof with a Victorian extension to the left and more





recent extension in the late 20th century to the right, both of which have been sympathetically designed with matching the stone and windows. The more recent extensions to either side have a castellated parapet walls to either side. Whilst the property has been well maintained during the owners tenure, there is now scope for a scheme of modernisation and whilst Minera House is a traditional period property, the accommodation is adaptable and could lend itself well to modern style living.

The front door is accessed off the drive under a decorative painted storm porch, which opens into the entrance hall. The hall gives access to all of the principal reception rooms. Immediately to the left is the morning room which has a boarded floor and central fireplace with log burning stove on a tiled hearth with stone surround. To the right of the hall is the drawing room which was formerly two separate reception rooms but now has been opened into one larger room, spanning the full length of the house with dual aspect to front and rear. Within the drawing room is a moulded ceiling cornice and fireplace with brick hearth and surround. Off the drawing room a set of double doors step down into the garden room which has a tiled floor, dual aspect and door to the side garden. Across from the drawing room is the dining room which was formerly the kitchen with built-in cupboards and door extending through to the Victorian wing which is now the kitchen and dining area. The kitchen has fitted wall and base units arranged around a central island with tiled floor throughout. Off the kitchen, to the front of the house,





is a dining/seating area. To the rear of the kitchen is a useful boot room/utility which has a tiled floor, fitted base unit, external door to the rear and houses the recently fitted Worcester boiler.

From the hall a turned staircase leads to the first floor landing, off which all first floor rooms are accessed. To the left of the landing are bedrooms 2 and 3 which are both similarly sized double bedrooms with former fireplaces and space for wardrobes/drawers. Bedroom 2 has a dual aspect to the front of the house and built-in cupboard. Immediately to the right of the landing is the family bathroom which has a pedestal hand basin with tiled splash back, low flush w.c. and integrated bath with tiled surround. At the end of the landing is bedroom 4/study which is a single bedroom with aspect over the front garden. Adjacent to bedroom 4 is the master bedroom which is a large double with oak boarded floor, former fireplace and built-in wardrobes. From the master bedroom a door opens into an en-suite which has a built-in hand basin, towel rail, shower cubicle, low flush w.c. and airing cupboard with shelving within.

OUTSIDE

The drive to Minera House is laid with stone & gravel and sweeps around the principal walled garden before opening onto the front garden. The front garden comprises a central gravelled area encircling an attractive weeping ash tree with lawned gardens to either side. The drive also continues past the front garden to give access to the side drive and paddock land.

From the front garden an opening within the stone wall steps down into the main garden which is for the most part walled. The side garden in the main is laid to lawn, interspersed with a selection of flowering & herbaceous borders and is surrounded by a variety of specimen trees to include Magnolia, Pine and Beech. Off the lawned area is a raised stone terrace which is also accessed off the garden room and is well orientated to take advantage of the morning and early afternoon sun. From this part of the garden there is a particularly private attractive aspect across the adjoining countryside towards the hills.

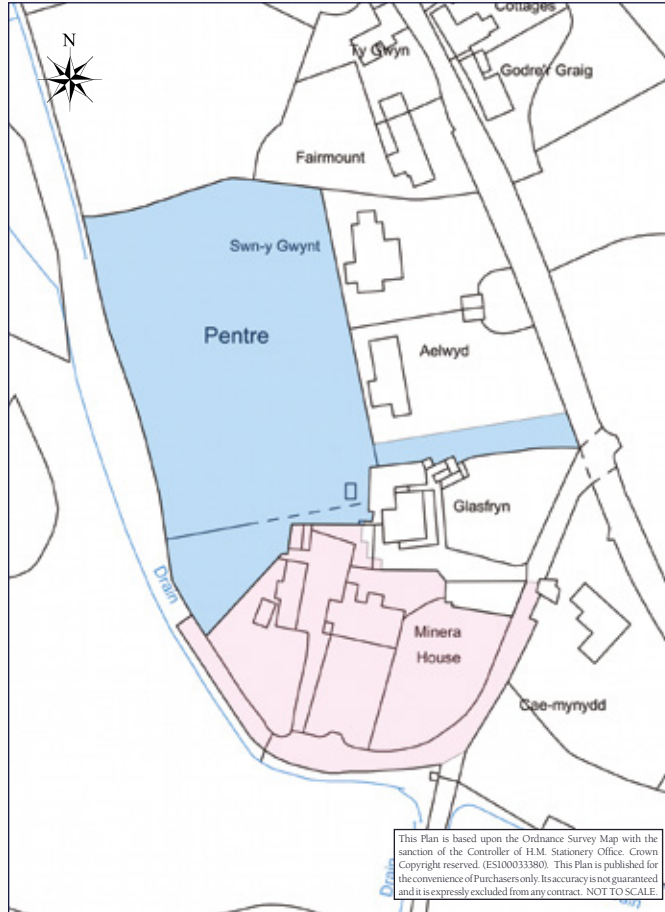
To the left of the main entrance gate, the side drive extends to the left of the house and opens onto a wide gravel parking



& turning area against which are the outbuildings. To the left of the side drive is a raised lawn with mature Pine and Horse Chestnut trees and floral borders against the stable block. The outbuildings include a single story range of stone stables, which is constructed of block and stone with corrugated roof. Beyond the stables is a double garage which has recently had a new roof and up & over doors fitted. Beyond the parking area is a 5 bar gate into the paddock. Behind the stable block is a barn/garden/machinery store which is timber framed and provides useful additional storage. The rear of the house is a concrete yard which has vehicular access from the front drive and also accessible from the utility room.

LOT 2 - THE LAND

The paddock is roughly 1.25 acres gently sloping with independent access off the drive to Minera House or there is a former access onto the lane, which is currently overgrown. The land is presently used for horses and would be suitable for one or two horses/ponies being essentially stock proof with a combination of post & rail fencing and stone walls.



PROPERTY INFORMATION

Address: Minera House, Minera, Nr Wrexham, LL11 3DP.

Services: Mains water & electric. Private drainage (Septic Tank). Oil Central Heating.

Local Authority: Wrexham County Borough
Tel: 01978 292 000

Council Tax: Tax Band G.

Energy Performance Certificate: Rating E.

Town & Country Planning: It should be noted that Minera House is not listed but does lie within the Minera Conservation Area.

Viewings: Strictly by appointment via Jackson-Stops, Chester Office – Tel: 01244 328361.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Third Party Rights: Minera House has a vehicular right of way across the initial length of the drive and across the neighbours drive to access the back yard.

Directions: From Chester proceed south on the A483 signposted for Wrexham. Exit the A483 at Junction 4, turning right at the junction onto the A525 for Ruthin. Travel along the road into and through Coedpoeth on exiting Coedpoeth at a small cross roads turn left onto the B5426/Minera Hall Road signposted Minera. After a short distance you shall travel through Minera Village, before dropping down and over the River Clywedog. Ascend the hill and after the road flattens out, continue for approximately 100 yards before turning right along a gravel track from which you will see the drive Minera House in front of you.

Overage Clause: The contract will contain a clause reserving in favour of the vendor 40% of any uplift in value arising on the granting of planning permission on the paddock land (colour washed blue) for residential or commercial use within 25 years.

MINERA HOUSE

APPROXIMATE GROSS INTERNAL AREA:

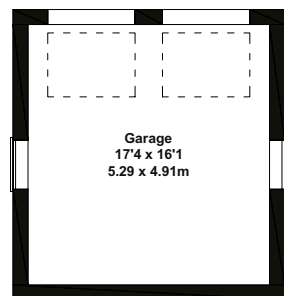
HOUSE = 2,534 SQ FT / 235.43 SQ M

GARAGE = 280 SQ FT / 25.97 SQ M

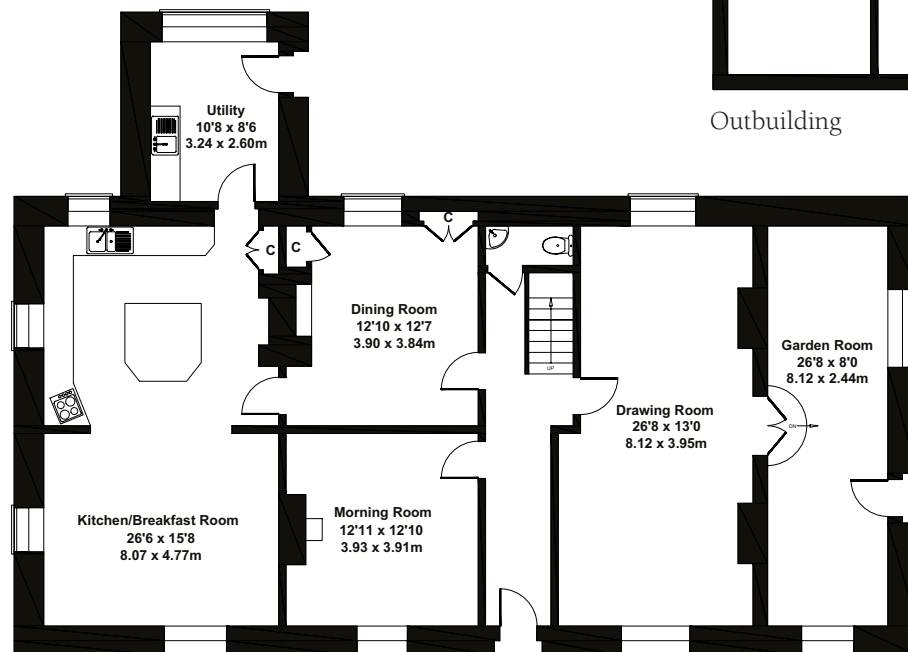
OUTBUILDING = 765 SQ FT / 71.06 SQ M

TOTAL = 3,579 SQ FT / 332.46 SQ M

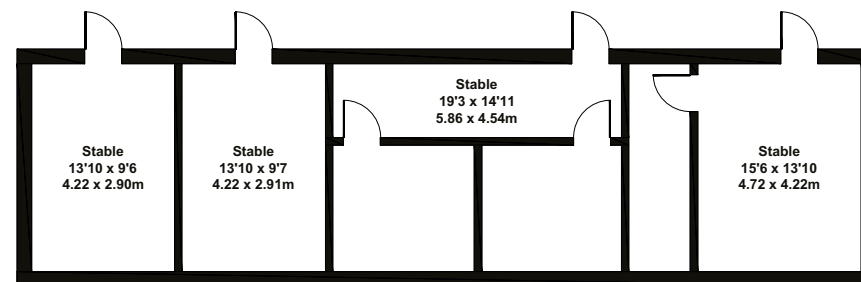
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



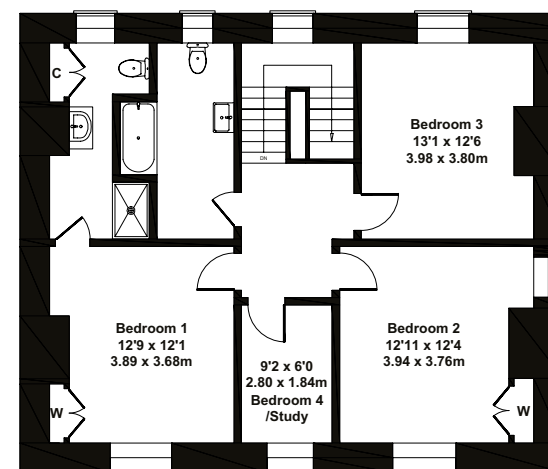
Garage



Ground Floor



Outbuilding



First Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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