



BLUEBELL COTTAGE, FFRITH

£395,000

- SAT WITHIN AN ACRE GARDEN
- LOW IMPACT ECO HOME
- LOG BURNING STOVE
- OPEN PLAN LIVING
- BUILT WITH LOCAL MATERIALS
- TRANQUIL SETTING

BLUEBELL COTTAGE, FFRITH

3 1 1 A
BED BATH RECEPTION EPC

Welcome to Bluebell Cottage. This unique, recently constructed low-impact eco-home, crafted from Welsh timber, is nestled within an acre of enchanting wild gardens.

Situated in a peaceful and tranquil setting in the village of Ffrith, near Brymbo, just five miles from Wrexham, Bluebell Cottage is a superb single-storey, bungalow-style lodge in a picturesque and secluded location. It is accessed via a private lane and surrounded by the scenic North Wales countryside.

Enter the property via a wooden ramp; the front door opens into an enclosed entrance hallway, providing a convenient space to remove muddy walking boots after exploring the local woodland. The hallway leads into a bright and spacious open-plan living area, featuring attractive wooden flooring and sage green walls that create a seamless connection to the outdoors. A cosy wood-burning stove provides warmth and a delightful focal point, perfect for relaxing on the comfortable sofa.

The dining area, positioned adjacent to the kitchen, accommodates a large dining table, making it ideal for family meals or entertaining. The well-equipped kitchen boasts baby blue shaker-style cupboards and a range of appliances, including a large fridge/freezer, electric

oven, hob, and dishwasher to simplify cleaning up. Ample wooden worktops provide plenty of space for meal preparation.

There are two double bedrooms, both bright and airy with wooden flooring throughout. The larger bedroom offers convenient Jack-and-Jill access to the family bathroom. The bathroom features a quarry-tiled floor, a bath with a shower overhead, a WC, a sink, and a handy airing cupboard.

Outside, over an acre of serene wild gardens awaits exploration. The entire plot is securely fenced with charming sweet chestnut posts. The private garden, set in a picturesque valley with no immediate neighbours, is surrounded by woodland and open farmland. Expect to spot badgers, foxes, owls, and buzzards visiting the garden and surrounding countryside. The outdoor space includes a brick-built storage building and a larger wooden shed. At the top of the plot, there is an orchard with apple, pear, cherry, plum, and greengage trees, as well as raised vegetable beds. Off-road parking for multiple vehicles is also available.

The house itself is constructed from locally sourced larch timber, harvested within a 30-mile radius of the site. Designed as a low-impact eco-home, it was built to minimise environmental impact both during

construction and in everyday living. The windows, manufactured by the Green Building Store, are crafted from redwood and triple-glazed to reduce heat loss. Features such as solid local oak shelving in the living room and hallway, as well as an oak mantelpiece, enhance the home's character. The property has an EPC rating of A and is equipped with solar panels and a battery located in the loft. A locally sourced Clearview multi-fuel stove provides additional heating.

The quaint village of Ffrith lies alongside the River Cegidog and boasts a historic railway viaduct. The area offers delightful walking opportunities, and there is a local coffee shop and pub, The Poacher's Pocket, within walking distance of the cottage. The larger village of Brymbo, approximately two miles away, offers a selection of shops and restaurants, along with attractions such as the Brymbo Steelworks and St John's Church Memorial. Golf enthusiasts can enjoy Moss Valley Golf Club, while Brynmally Park provides a charming spot for a leisurely afternoon stroll.

The town of Wrexham, the largest in North Wales, is situated just five miles away. Ideally positioned between the Welsh mountains and the lower Dee Valley along the England-Wales border, Wrexham offers an array of amenities and attractions.

BLUEBELL COTTAGE, FFRITH



Council Tax Band: E

Local Authority: Wrexham County Borough Council

Total Floor Area: 1,051 sq ft / 98 sq m

Tenure: Freehold

Service Charge (per annum):

Ground Rent (per annum):

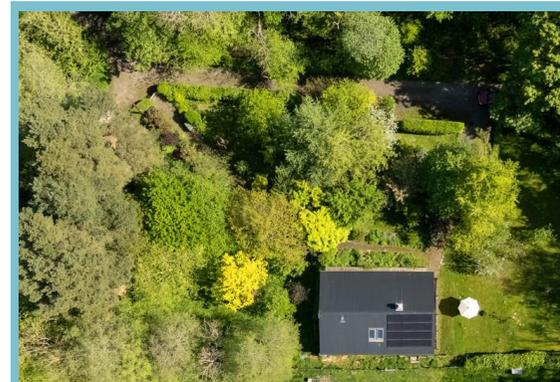
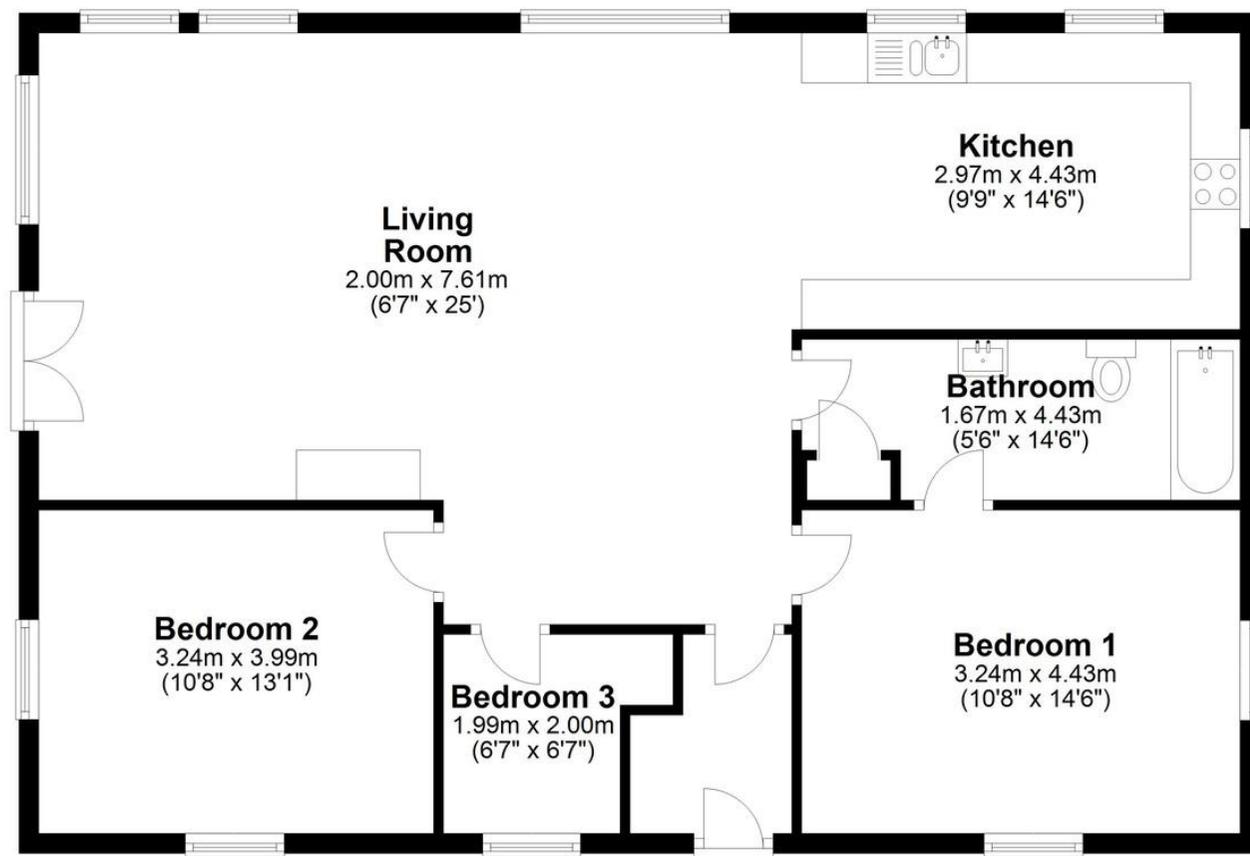
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Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 92 A | 117 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements