



Holyhead Road, Froncysyllte, Llangollen LL20 7RA

Offers In The Region Of £285,000

A RARE AND REMARKABLE OPPORTUNITY TO ACQUIRE THIS HISTORIC METHODIST CHAPEL IN THE PICTURESQUE VILLAGE OF FRONCYSYLLTE, LLANGOLLEN. Occupying an enviable position along Holyhead Road, this impressive former chapel spans approximately 4,028 square feet, offering immense potential for conversion or redevelopment (subject to necessary consents). Bursting with period charm and architectural character, the property provides a magnificent canvas for those seeking to create a truly unique home or business venture in a breathtaking setting. The building's traditional stone façade and large arched windows reflect its heritage, while the generous internal proportions lend themselves perfectly to a variety of uses — whether envisioned as a luxurious family residence, boutique holiday accommodation, or an artistic studio space making the most of the light and scale on offer. Set within Froncysyllte, a village celebrated for its rich history and outstanding natural beauty, the property lies just moments from the Pontcysyllte Aqueduct, a UNESCO World Heritage Site, and the scenic Llangollen Canal. The nearby town of Llangollen offers a vibrant mix of independent shops, cafés, cultural events, and outdoor pursuits, while local amenities including a post office, garage, and café are within walking distance. Excellent road links provide easy access to Wrexham, Oswestry, and Chester. With its distinctive character, prime location, and wealth of potential, The Methodist Chapel represents an exceptional opportunity for buyers with vision and imagination to transform this iconic building into something truly extraordinary.

- A FORMER METHODIST CHAPEL
- EPC RATING - D 93
- PICTURESQUE LOCATION
- OVER 4000 SQ FT
- CURRENTLY REGISTRED AS A COMMERCIAL PROPERTY
- SUPERB POTENTIAL
- TWO PARKING SPACES TO REAR
- VIEWING HIGHLY RECOMMENDED



Main Entrance Porch

Painted timber double entrance doors, tiled floor, door to spacious main show room.

Principal Show Room/Former Nave

Former nave, the central body of the chapel with timber flooring vaulted ceiling, stained glass windows to front rear and both sides, door to kitchenette.

Secondary Entrance Porch

Quarry tile floor, stained glass windows to both sides, timber entrance door, door to show room 2.

Show Room Two

Carpet tiles, window to front, two windows to rear with views over the canal and surrounding countryside, double timber doors to main show room, door to stair case down to lower ground floor.

Kitchenette

With base units, complementary worktops, inset sink drainer, immersion heater, window to rear, door to stair case down to lower ground floor.

Rear Hall

Located on the lower ground floor, external door, stairs rising to ground floor, tiled floor, doors to wc and inner hall/ storage area.

WC

With toilet, hand wash basin, windows to side, tiled floor.

Inner hall / storage area

Carpet tiles, window to rear, doors to two offices and bathroom.

Bathroom

Panel bath, wc, hand wash basin, extractor.

Office One

Carpet tiles, window to rear.

Office Two

Carpet, larger office space with three windows to rear and one to side, double doors to storage area.

Storage Area

Extensive storage area located under the Nave with 4 store rooms/workshops with huge potential. Double external doors to side.

Outside

Pedestrian gates from road to both entrance doors, gravel. To the rear there are two parking spaces and loading bay adjacent the rear property accessed via a shared driveway. Boundaries are defined by a wall and fence, which the owner is responsible for maintaining. Adjacent to two lay-bys with 3-hour parking from March to September and no restrictions during winter months. Additional on-street parking directly outside the premises.

ADDITIONAL INFORMATION

The seller currently pays £587.85 per anum business rated. New lead valley, barge boards, soffits and guttering installed two years ago. Full rewire approximately 18 years ago. Downstairs refurbishment 18 years ago including new doors, plasterwork, damp proofing and insulation. In daily use for the past 18 years. Lower level self-contained space with its own alarm system, electrics and plumbing for a kitchen. Built from traditional Ruabon red brick and stone with a slate roof, the building combines period charm with modern updates, making it suitable for a variety of uses.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

MONEY LAUNDERING REGULATIONS 2 0 0 3
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your



co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

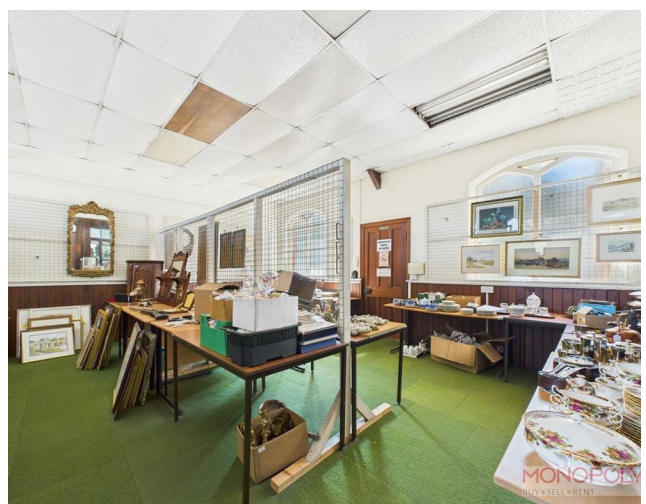
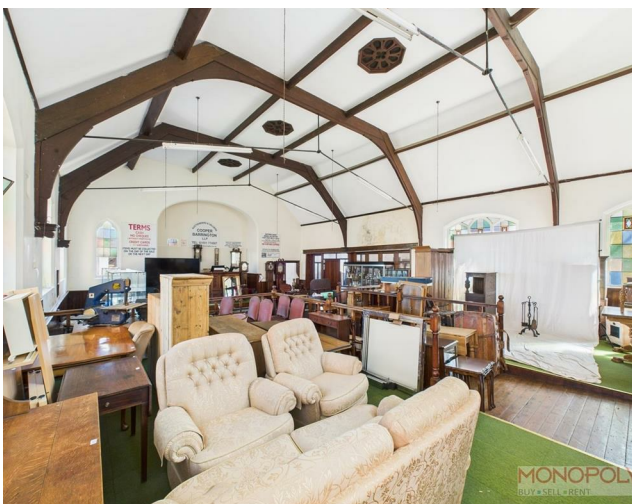
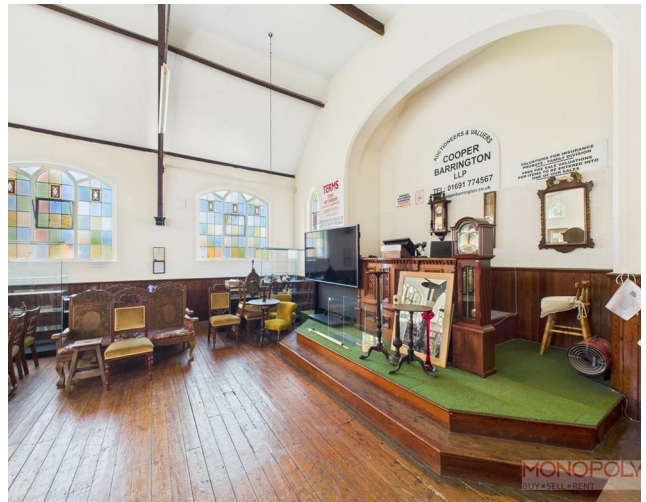
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

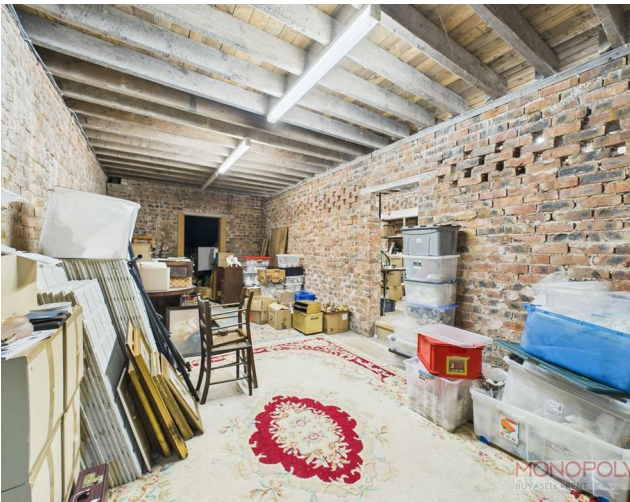
Please remember that you should not borrow more than you can safely afford.

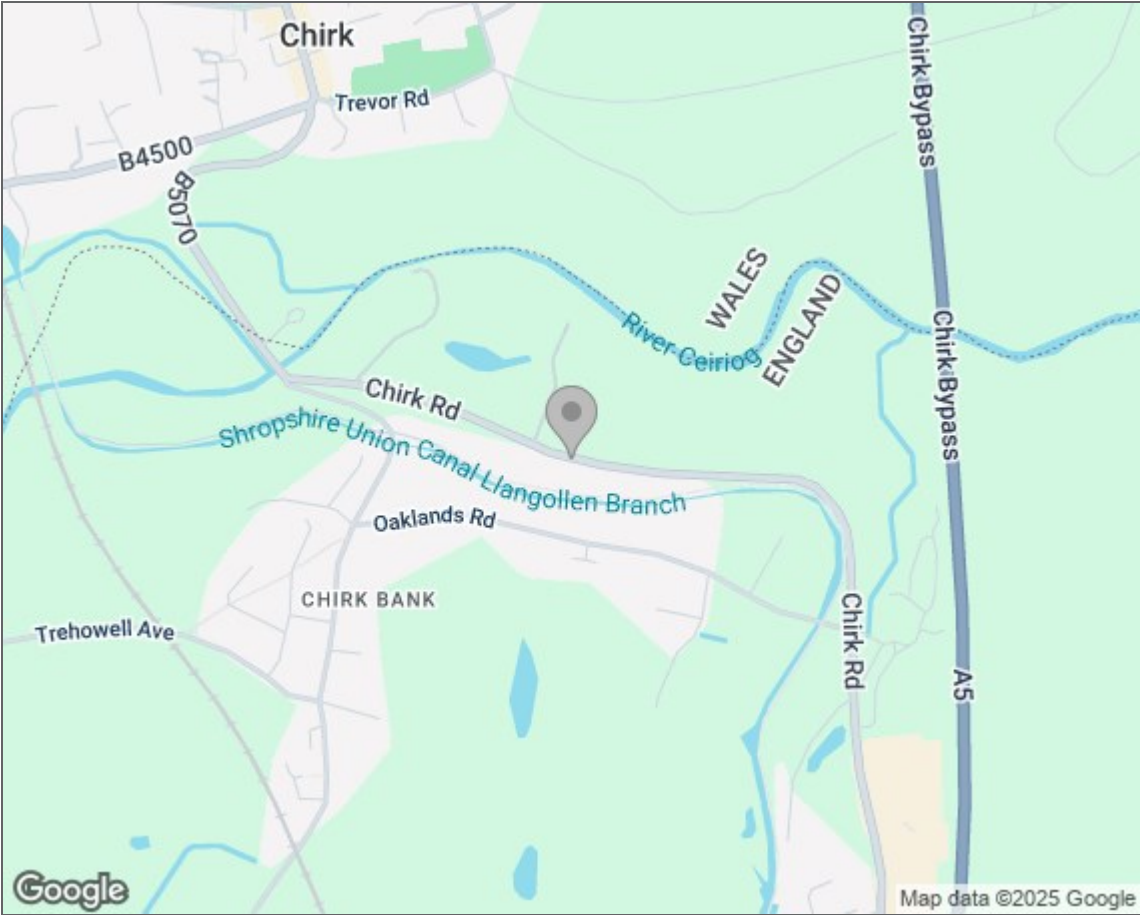
Your home maybe repossessed if you do not keep up repayments on your mortgage











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 (CO ₂) 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	

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