



Barnstone

| Wrexham | LL11 5ER

£750,000

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# Barnstone

| Wrexham | LLI | 5ER

Situated in the picturesque village of Cymau, this exceptional four-bedroom barn conversion, Barnstone, comes with the added benefit of a two-bedroom detached stone cottage, Yellowstone. Both properties are full of character with exposed beams, stone walls, and stylish interiors, making them ideal for multi-generational living, guest accommodation, or holiday let potential. Barnstone briefly comprises an entrance hall, modern kitchen/breakfast room, vaulted garden room, rear porch, utility, cloakroom, lounge with inglenook fireplace, and a further sitting room. Upstairs, the principal bedroom includes a walk-in wardrobe and en-suite, with three additional bedrooms, a family bathroom, and landing overlooking the gardens. Yellowstone offers independent living with an entrance hall, kitchen, lounge/diner, and shower room to the ground floor, plus two bedrooms and a family bathroom upstairs. Externally, a shared driveway leads to a large parking area, extensive lawned gardens, stone courtyards, and multiple patios with far-reaching countryside views. Cymau is a sought-after semi-rural village surrounded by open countryside and scenic walking routes, including Hope Mountain with views across North Wales and Cheshire. Nearby villages such as Ffrith, Coedpoeth, and Hope provide local shops, pubs, cafés, and schools, while Mold and Wrexham offer a full range of amenities, leisure, and cultural facilities. Excellent road links via the A483 connect to Chester, the North West, and the wider North Wales region.

- FOUR BEDROOM DETACHED HOME WITH DETACHED COTTAGE
- GENEROUS GARDEN
- THREE RECEPTION ROOMS PLUS SUNROOM
- DOWNSTAIRS WC/UTILITY/REAR PORCH
- COTTAGE WITH KITCHEN/LIVING ROOM/TWO BATHROOMS/TWO BEDROOMS
- EXTENSIVE GARDEN AREAS
- COUNTRYSIDE VIEWS
- DRIVEWAY FOR MULTIPLE VEHICLES
- SEMI-RURAL LOCATION OF CYMAU
- NO ONWARD CHAIN



## Barnstone

### Entrance Hall

Hardwood door leads into entrance hallway with two windows to the side elevation. Under-stairs storage cupboard, stairs rising to first floor, wooden laminate flooring, ceiling light point, two radiators, two wall lights, doors leading to kitchen and sitting room.

### Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated dishwasher, extractor and fridge. Space for range cooker. Recessed LED lighting, tiled flooring, tiled walls, breakfast bar area with pull up power socket. Inset sink unit with mixer tap. Window to rear elevation and door to front elevation. Steps lead up to the breakfast bar area with tiled flooring, vertical panelled radiator, recessed LED lighting, custom made oak cabinets with drawers, display unit and wine rack. Doors lead off to sunroom and rear porch.

### Garden Room

A bright and airy extended garden room with triple aspect views of the garden area with double glazed windows, French style doors onto the veranda and six skylights. Tiled floor with under-floor heating, exposed stone walling, vaulted ceiling, recessed lighting and display shelving.

### Rear Porch

Hardwood door leading outside with tiled flooring, wall light points, radiator, doors off to downstairs WC and utility.

### Downstairs Cloakroom

Two piece suite comprising low-level WC and wash hand basin set in an oak vanity unit. Finished with

tiled walls and flooring, panelled radiator, ceiling light point and frosted double glazed window to the rear elevation.

### Utility

Fitted with a range of wooden wall and base units with tiled work surface over. Inset stainless steel sink unit and drainer. Tiled floor, free-standing oil fired central heating boiler, space for additional white goods, plumbing for washing machine and window to the rear.

### Living Room

Window to the front elevation and French doors to the side veranda. Feature sandstone inglenook fireplace with oak supporting timbers, wide slate hearth and free-standing gas fired stove (LPG). Finished with beamed ceiling, wall lighting, carpet flooring and two panelled radiators.

### Sitting/Dining Room

Double glazed windows to the front and rear elevations. Two panelled radiators, carpeted flooring, ceiling light point, doors to living room and entrance hallway.

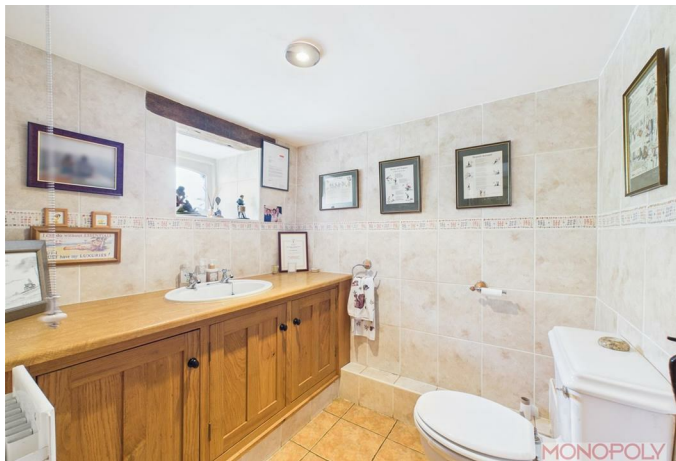
### Landing Area

Stairs rise to a mid-landing area to the rear elevation. Further stairs lead up to corridor landing with three windows to the front elevation, carpet flooring, ceiling light, wall lights, storage cupboard with shelving, doors to bedrooms and bathroom.

### Principal Suite

Two windows to the front and side elevation. Door leading into walk-in wardrobe with rails and shelving. Finished with recessed lighting, two wall lights, carpet flooring, panelled radiator and door into en-suite.





**En-suite**

Three piece suite comprising low-level WC, corner wash hand basin set on wooden unit and corner enclosed mains shower cubical. Finished with chrome heated towel rail, tiled walls and flooring, ceiling light point, shave point, extractor fan and frosted window to the rear elevation.

**Bedroom Two**

Double glazed windows to the front and side elevation, carpet flooring, recessed LED lighting and panelled radiator.

**Bedroom Three**

Double glazed window to the rear elevation, panelled radiator and ceiling light point.

**Bedroom Four**

Double glazed window to the rear elevation, panelled radiator, carpet flooring and ceiling light point.

**Family Bathroom**

Four piece Heritage suite comprising low-level WC, pedestal wash hand basin, enclosed corner mains shower cubical and oak panelled spa bath with traditional style mixer shower tap. Built in cupboard housing water cylinder, fitted vanity mirror with shave point, tiled walls and floor with under-floor heating, wall-mounted chrome heated towel rail recessed LED lighting and frosted window to the rear elevation.

**Yellowstone Cottage**

Detached two bedroom stone built cottage

**Entrance Hall**

Hardwood door leads into entrance hall with tiled flooring, panelled radiator, window to the side, stairs to first floor, doors to downstairs shower-room and kitchen.

**Kitchen**

Housing a range of wooden wall, drawer and base units with complimentary work surface over. Oil fired boiler. Space for white goods including cooker, under-counter fridge and under-counter freezer. Stainless steel sink unit with mixer tap. Tiled walls, flooring, panelled radiator, ceiling light point, beamed ceiling and door leading into lounge.,

**Living/Dining Room**

Window to side and door leading onto the terrace. Electric fireplace with surround, wooden flooring, ceiling light point, wall light, beamed ceiling and panelled radiator.

**Downstairs Shower Room**

Three piece suite comprising low-level WC with concealed cistern, pedestal wash hand basin and enclosed shower cubical. Finished with tiled flooring, part tiled walls, panelled radiator, extractor fan, beamed ceiling and recessed LED lighting.

**Landing Areas**

Split landing area with separate stairs going to two bedrooms. Ceiling light point, carpet flooring and beamed ceiling.

**Bedroom One**

Window to the rear elevation, carpet flooring, beamed and vaulted ceiling, ceiling light point and panelled radiator.

**Bedroom Two**

Window to side, carpet flooring, panelled radiator, beamed ceiling ceiling light point and fitted shelving.



### Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and wood panelled bath with mains shower over. Tiled walls and flooring, panelled radiator, 'Velux' sky light, ceiling light point and fitted wooden shelving.

### Outside

The property is approached via a generous gravel driveway which continues around the house, past Yellowstone Cottage, and leads to the main entrance. There is ample parking available for multiple vehicles, with additional space on the lawn if required. The majority of the gardens are located to the front of the property, where expansive lawns are complemented by established planting, colourful borders, and far-reaching countryside views. A variety of patio and seating areas are positioned around the property, providing ideal spots for outdoor dining and entertaining. To the left-hand side, a gravelled patio area leads into a charming courtyard with pond, offering further private seating space surrounded by stone walls and mature shrubs. In addition, there are useful outbuildings and storage areas within the grounds, enhancing the practicality of this versatile outdoor space. Overall, the gardens and outside areas create a wonderful blend of open lawns, secluded patios, and practical amenities, all set within a peaceful countryside setting.

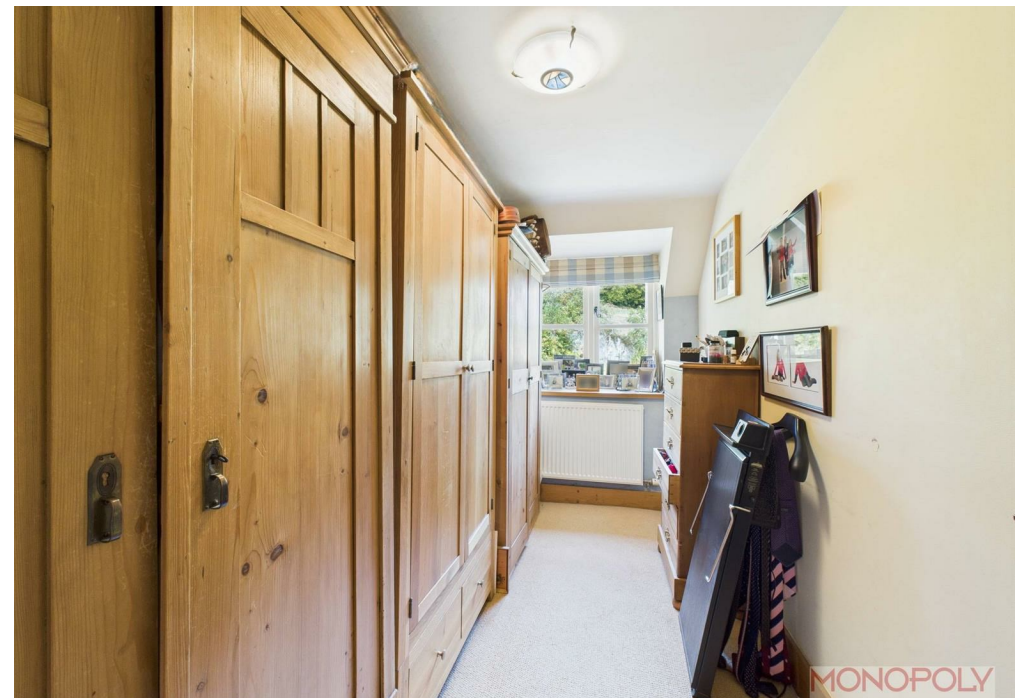
### Additional Information

The oil fired boiler is located in the utility room and the water tank is located in the upstairs bathroom. The driveway leads up to the neighbouring property. Septic tank.

### Important Information

MONEY LAUNDERING REGULATIONS 2003 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.



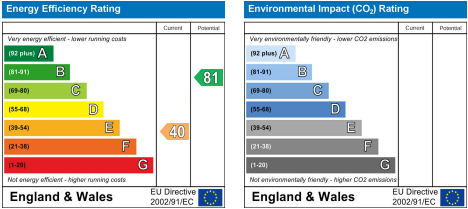


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