



The Old Shippon Llanerch Hall, Llanerch Park, St Asaph, Denbighshire LL17 0DD **£389,000**

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EPC - C78

Council Tax Band - F Tenure - Freehold

SUMMARY

Nestled in the serene surroundings of Llannerch Hall, Llannerch Park, this beautifully converted three-bedroom detached barn (circa 1860) offers the perfect blend of character and modern living. Thoughtfully modernised throughout, the property provides a peaceful retreat while remaining close to local amenities.

Inside, a spacious lounge leads to an open-plan kitchen and dining area with oak worktops, fitted units, and integrated appliances, including a five-ring Belling oven and hob. The ground floor bedroom with en suite adds flexibility, while upstairs features a master bedroom with en suite toilet, a second double bedroom, and a family bathroom.

Outside, a private rear patio garden with summer house, double gated parking access, and stone and brick boundary walls complete this delightful home.

Additional features include underfloor heating, modern décor throughout, and no onward chain.

A rare opportunity to own a stunning 19th-century barn conversion in one of St Asaph's most picturesque and peaceful settings.



Lounge
29'11" x 14'3" (9.12m x 4.34m)

Kitchen/Diner
21'11" x 14'4" (6.68m x 4.37m)

Inner Hall

Utility
10'11" x 9'7" (3.33m x 2.92m)

Downstairs Bedroom
19'3" x 12'2" (5.87m x 3.71m)

En-suite
9'6" x 8'9" (2.90m x 2.67m)

Landing
14'5" x 9'4" (4.39m x 2.84m)

Bedroom One
17'6" x 15'4" (5.33m x 4.67m)

En-suite (w.c)
6'8" x 6'0" (2.03m x 1.83m)

Bedroom Two
15'7" x 10'2" (4.75m x 3.10m)

Bathroom
10'6" x 7'9" (3.20m x 2.36m)

Outside

Directions

From our Denbigh office, 1-3 Crown Square, LL16 3AA.

Head north toward Chapel Place before bearing right onto Beacon's Hill.

Continue a short distance and take a left onto Charnell's Walk, followed by a right turn onto Barkers' Well Lane.

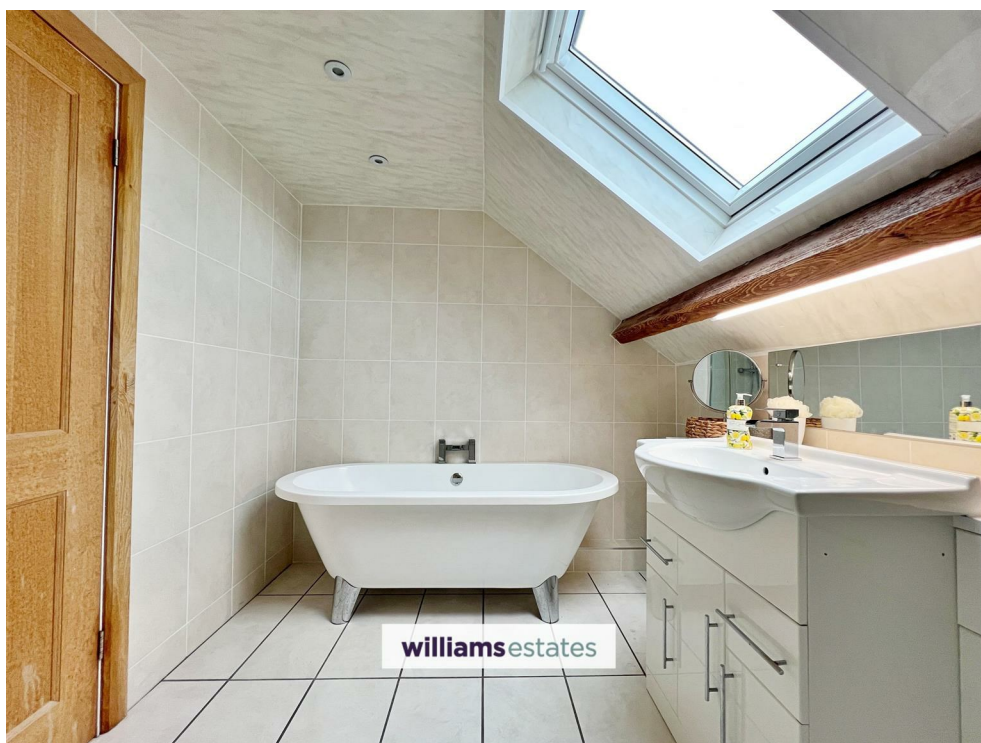
At the roundabout, proceed straight ahead onto Ffordd Y Graig. After a few miles, take a slight right, then turn right onto Allt Goch (B5381). Shortly afterward, turn left onto St Asaph Road (A525).

A brief drive brings you to a right turn into Llanerch Park, where you continue straight along a restricted-access lane. A slight left followed by another left turn, You will arrive at St Asaph, LL17 0BD.









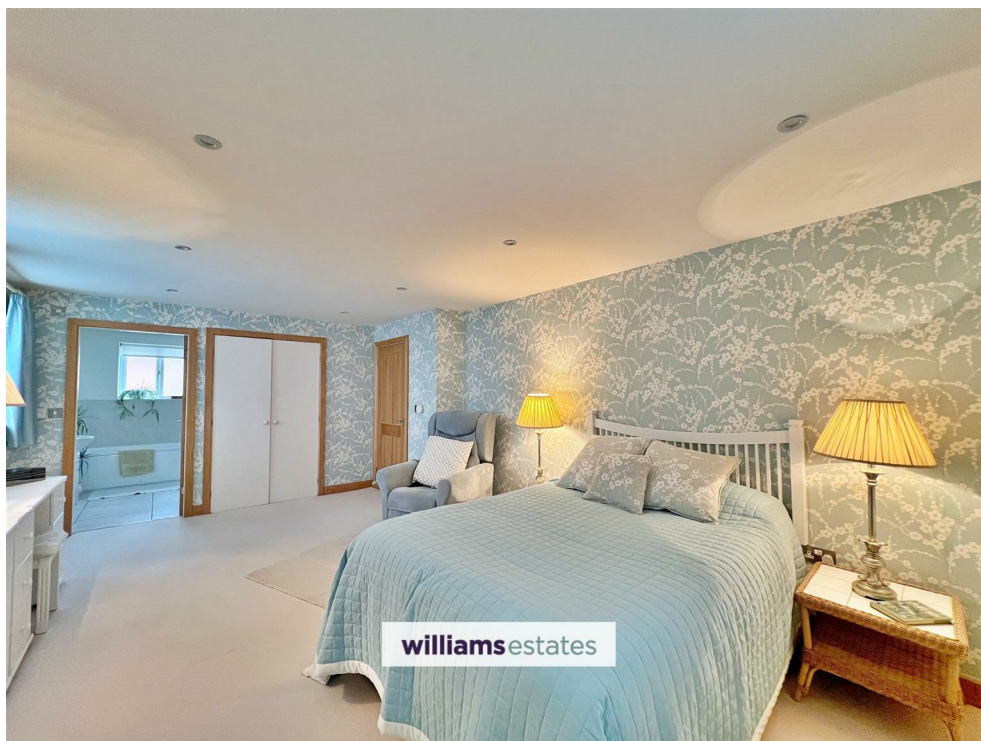
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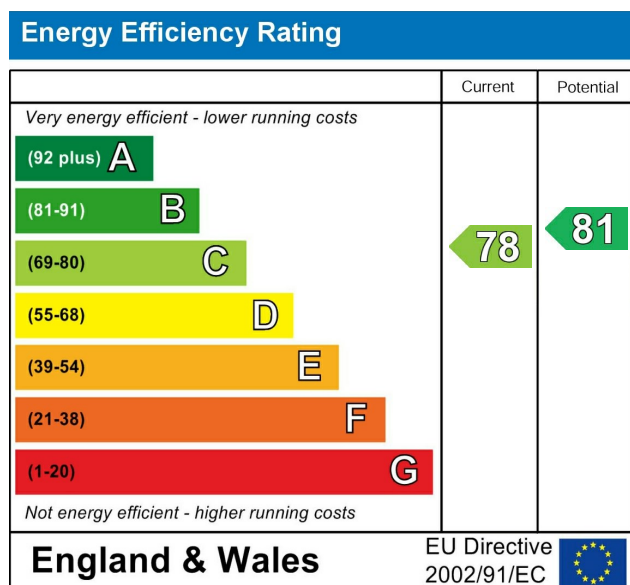
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



Call us on
01745 817417
Denbigh@williamsestates.com

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 are advised to recheck the measurements themselves.