

**FOR SALE**

Offers In The Region Of £924,500

The Barn, Sunbank, Llangollen, Clwyd, LL20 8EG

A stunning five-bedroom Grade 2 list barn conversion completed to a very high standard, set in an idyllic rural location enjoying breath-taking elevated views whilst also boasting three established holiday letting units offering an immediate income, all set within lovely gardens and grounds situated a short distance from the popular town of Llangollen.



Wrexham (9 miles), Chester (21 Miles), Shrewsbury (28 Miles) (All distances are approximate).



- **Barn Conversion**
- **Beautifully Presented**
- **Excellent Views**
- **3x Holiday Let Units**
- **Generous Gardens**
- **Delightful Rural Location**

DESCRIPTION

Halls are delighted with instructions to offer The Barn, Sunbank in Llangollen for sale by private treaty.

The Barn is a stunning five-bedroom barn conversion completed to a very high standard, set in an idyllic rural location enjoying breath-taking elevated views whilst also boasting three established holiday letting units offering an immediate income, all set within lovely gardens and grounds situated a short distance from the popular town of Llangollen.

The property, which has been sympathetically converted under the guidance of the current vendors to now feature a wealth of thoughtfully designed internal accommodation comprising a Kitchen/Breakfast Room, Study Area, Utility Room, Bathroom, Lounge/Dining Room, five Bedrooms (one boasting an En-Suite), and a Family Bathroom.

Externally, the property is approached over a private gravelled drive which leads on to a generous parking area offering space for the parking and manoeuvring of a number of vehicles.

The property is complimented by generous gardens which briefly comprise a number of areas of lawn interspersed by established trees and shrubs, along with a range of outdoor patio areas spread throughout the grounds and allowing a variety of spaces for outdoor dining and entertaining whilst offering simply excellent views over the Vale of Llangollen, and beyond.

Situated immediately to the rear of the property is a versatile timber structure, currently utilised as an excellent space for al fresco dining and entertaining but with great potential for a variety of future usages.

Most unusually, The Barn offers a selection of Holiday Let units, these consisting of two Yurts replete with their own independent washing and cooking facilities, along with the self contained "Cow Shed" en-suite accommodation set within the lower level of the main house.

The sale of The Barn does, therefore, offer the incredibly rare opportunity for purchasers to acquire a tastefully yet sympathetically presented barn conversion of substantial proportions, situated in a delightful rural location close to Llangollen, with the addition of established holiday letting units.

Such is the calibre of The Barn that it was recently featured on "Interesting Homes of Wales" on S4C.

THE ACCOMMODATION COMPRISES:

Stone steps lead up to a glazed front entrance door which opens into an:

ENTRANCE HALL

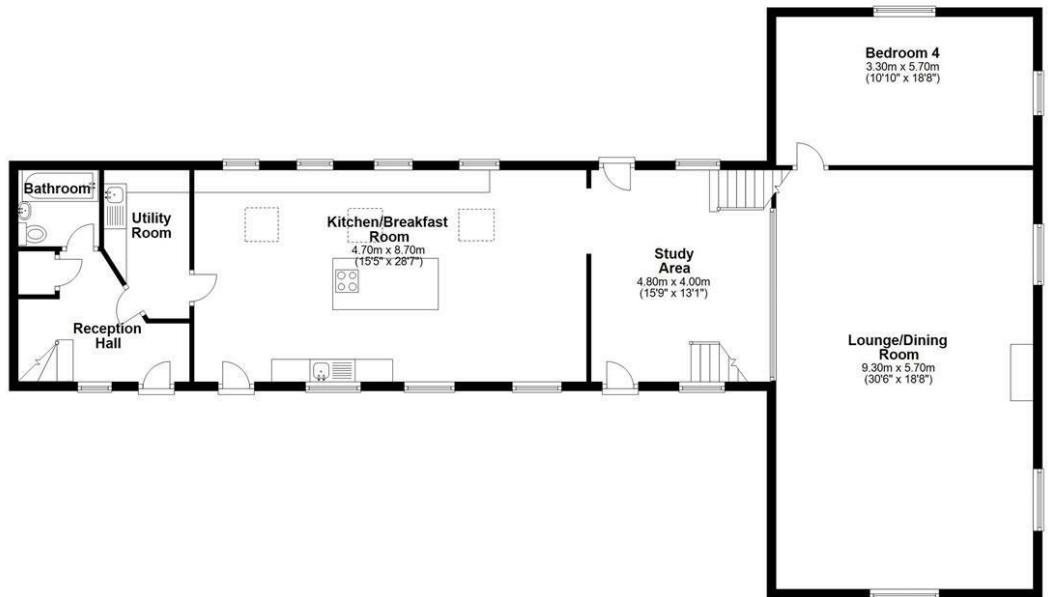
Vaulted ceiling, exposed timbers, exposed stone walling, steps up to a:

FIRST FLOOR



Ground Floor
Approx. 151.8 sq. metres (1633.4 sq. feet)

Lower Ground Floor
Approx. 94.7 sq. metres (1019.6 sq. feet)



First Floor
Approx. 17.9 sq. metres (193.1 sq. feet)



Total area: approx. 264.4 sq. metres (2846.1 sq. feet)
The Barn, Sun Bank

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



KITCHEN/BREAKFAST/FAMILY ROOM

15'5" x 28'6"

Excellent vaulted ceiling, exposed timbers, fully fitted high quality kitchen with one and half bowl sink unit (H&C) with mixer tap and flexi attachment, an extensive range of granite work surface areas, base units incorporating cupboards and drawers, integrated four ring halogen hob unit with sunken extractor fan, integrated Bosch double oven, integrated dishwasher, fridge and freezer, pull out storage cupboard matching eye level cupboards, a Siemens coffee machine, windows to front elevation and a fully glazed door out to a raised outdoor sitting area.

UTILITY ROOM

Stainless steel sink unit (H&C), roll topped work surface areas to either side, planned space below for appliances, matching eye level cupboards and exposed stone walling.

LOUNGE/DINING ROOM

30'6" x 18'8"

A breath-taking room with the feel of a traditional banquet hall, having a vaulted ceiling, windows to front and side elevations (the windows to side elevation enjoying panoramic views over the valley) and a central wood burning stove standing on a raised hearth.

BEDROOM FOUR

10'9" x 18'8"

Fitted carpet as laid, windows to side and rear elevations and vaulted ceiling.

BATHROOM

Panelled bath (H&C) with mixer tap, low flush WC, vanity hand basin (H&C) and fully tiled walls.

RECEPTION HALL

A potentially independent access from outside and with steps up to a second floor.

SECOND FLOOR BEDROOM (FIVE)

15'1" x 12'9"

Fitted carpet as laid, vaulted ceiling, exposed timbers, window to side elevation and further roof window.

N.B.

The Reception Hall, Bathroom, Utility Room and this Bedroom could be utilised as independent accommodation if required.



GROUND FLOOR

Steps lead from the Entrance Hall down to a ground floor level providing the following:

HALLWAY

BEDROOM TWO

12'9" x 17'8"

Fully glazed door with glazed side panel to either side leading out to a rear lower patio area, fitted wardrobes, exposed brick walling, and exposed timbers.

LUXURIOUSLY APPOINTED BATHROOM

Including his & hers vanity sink unit (H&C) with cupboards below, a large jacuzzi bath, a shower area with mains fed shower and rain head shower attachment, low flush WC, windows to side elevation, exposed stone walling and exposed ceiling timbers.

BEDROOM THREE

Fitted carpet as laid, window to side elevation enjoying super views, exposed stone walling and exposed ceiling timbers.

THE COW SHED

This aspect of the property is currently utilised as holiday let accommodation with a particularly good following and returning a considerable income, including an independent stable-type Entrance door from the front of the building opening into a:

BEDROOM ONE

Bedroom, windows to front and rear elevations, exposed stone walling, exposed ceiling timbers, a door back to the ground floor hall of the main part of the house and a door in to a:

LUXURIOUSLY APPOINTED BATHROOM

Vanity hand basin (H&C), freestanding Indian copper bath with mixer tap (H&C) and shower attachment, a shower area with electric shower, tiled walling, exposed stone walling, window to side elevation enjoying super views and exposed ceiling timbers.

N.B.

There is paved area immediately to the front of "The Cow Shed", independently accessed via the Bedroom and providing a lovely space for sitting out and ideal for use by guests.



OUTSIDE

The property is approached along a private gravelled drive leading to only three properties, one of which is The Barn.

The Barn has a gravelled parking area to the front, also providing access to three separate sitting areas enjoying views over the breath taking scenery of the Vale of Llangollen.

To the rear is a well planned entertaining area including a paved patio and a covered area of decking with a planned space for a BBQ/Pizza oven etc with tiled work surface area to either side. There is a further paved patio area and a lower patio area (mentioned earlier and accessed from Bedroom One) as well as areas of lawn interspersed by rockery and floral/herbaceous borders all enjoying super views over the valley. There is also a further raised decked area.

There is a rear drive, which is the principle access for the property leading to an extensive gravelled parking area with room for a number of vehicles.

A most surprising aspect of the property are the two Yurts situated on the Eastern boundary and enjoying fantastic views over the countryside beyond. Currently utilised for holiday lets and boasting a generous income. Both Yurts include independent washing and kitchen facilities as well as private garden areas and ample space for parking.

N.B.

The Yurts are included in the purchase price and the vendors are happy to have a discussion over existing bookings and the healthy mailing list of regular repeat business, which has been built up over a number of years.

SERVICES

We are advised that the property has the benefit of mains water and electrics. Drainage is to a private system and the heating is oil-fired.

TENURE

We are advised that the property is of freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is listed as a band H on the local authority register.

LOCAL AUTHORITY

Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

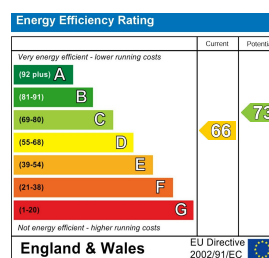
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

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