



Yr Hen Ysgubor  
Cefn Y Groes Fawr, Llansannan, LL16 5LE

**Rostons**  **VILLAGE & COUNTRY HOMES**  
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# Yr Hen Ysgubor

Cefn Y Groes Fawr Llansannan LL16 5LE

Guide Price - £1,250,000

Rostons proudly presents Yr Hen Ysgubor for sale, an exceptional equestrian property encompassing a spacious barn conversion and a two bedroom, two-story annex, all nestled within approximately 27.6 acres of land. This remarkable property features a floodlit 60 x 20 arena, complemented by a Dutch barn accommodating 11 stables, an additional stable block with a tack room, as well as private gardens and extensive parking facilities.

The interior boasts ample storage and comprises an entrance hall, utility/boot room with WC, a generously sized lounge/dining room, an open-plan living kitchen with a sitting area and a substantial built-in pantry, alongside a study/ground floor bedroom. Upstairs, a spacious landing leads to the master bedroom suite, complete with a dressing room, en suite bathroom, and a sizable walk-in wardrobe. Additionally, there is a double bedroom and a family bathroom on the first floor.

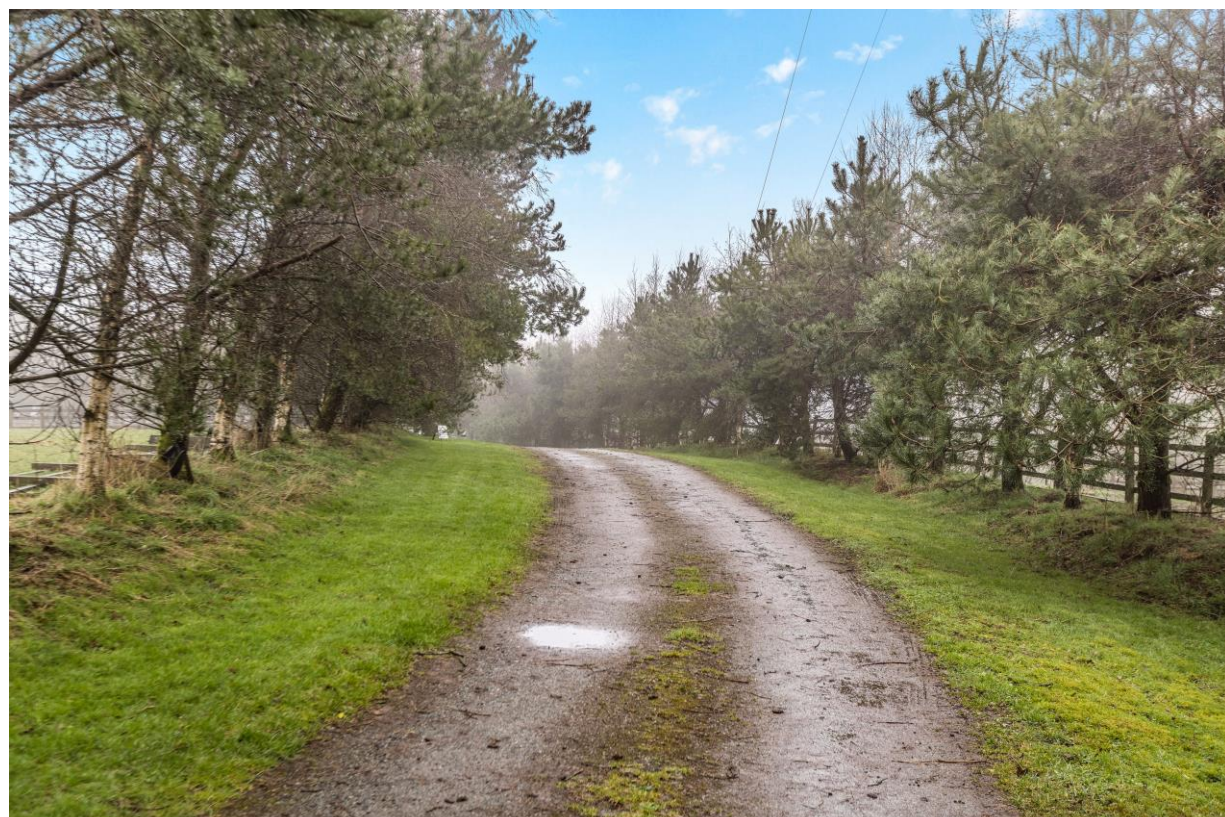
Approaching the property, one is greeted by a gated driveway set back from the road, leading to a spacious parking area and private gardens surrounding the barn.

## LOCATION

Situated in the rural village and community of Llansannan in Conwy County Borough, Wales, the village enjoys a tranquil setting along the banks of the River Aled. It is conveniently located approximately 8 miles south of Abergele and 9 miles west of Denbigh, with neighbouring villages such as Llanfair TH and Llangernyw in close proximity.

The market town of Abergele offers a range of shopping amenities, including Tesco, as well as convenience stores, pubs, and cafes. Additional amenities, well known high street brands, and national supermarket chains can be found in the nearby towns of Colwyn Bay and Rhyl.

The A55 North Wales expressway is easily accessible from Llansannan and connects all major commercial centres North Wales and beyond.







For education, the area boasts reputable local schools such as Ysgol Bro Aled in Llansannan, Ysgol Talhaiarn in Llanfair TH, and Betws yn Rhos Primary School. There is also a selection of sought after state secondary schools, including Emrys Ap Iwan in Abergele, and both St. Bridget's and Denbigh High School in Denbigh. Private education can be found in Colwyn Bay at Rydal Penrhos and Ruthin at Ruthin School.

#### **ACCOMMODATION**

Approached via the main driveway to a timber panel door through to the entrance hall.

#### **ENTRANCE HALL**

With two large storage cupboards, timber flooring, two radiators, cloaks cupboard and staircase to the first floor landing.

#### **UTILITY/BOOTROOM**

Belfast style sink, plumbing point for a washing machine, radiator, timber flooring, stable door to rear.

#### **WC**

WC, vanity wash hand basin, radiator, tiled flooring.





### **LOUNGE/DINING ROOM**

A large formal lounge/dining room having an exposed stone inglenook fireplace with an inset cast iron burner, double glazed windows to front and rear, two radiators, beam ceiling, large built in storage cupboard, French doors to outside.

### **LIVING KITCHEN**

Large open plan living kitchen incorporating a dining/sitting area with double glazed French doors and side windows, further double glazed window to side, tiled flooring, built in pantry and beam ceiling. Kitchen area fitted with a range of wall, base and drawer units, granite worksurfaces, tiled splash backs, single drainer sink unit with a mixer tap over, Stanley Range cooker, integrated dishwasher, integrated fridge and freezer.

### **STUDY/BEDROOM 3**

Double glazed windows to front and rear, timber flooring, radiator.

### **FIRST FLOOR LANDING**

Double glazed window.

### **MASTER BEDROOM SUITE**

**Dressing room** with a double glazed window, radiator, large airing cupboard.

**Main bedroom** having a double glazed window, radiator, built in wardrobes with a secret door through to a large walk in wardrobe.

**En suite** bathroom, comprising, double ended tile panel bath, WC, vanity wash hand basin, tiled walls, heated towel rail, skylight window.





## **BEDROOM 2**

Double glazed windows to front and rear, skylight window, built in wardrobes, radiator.

## **BATHROOM**

Double ended tile panel bath, shower cubicle with a multi jet shower, WC and vanity wash hand basin, heated towel rail, tiled walls, skylight window.

## **ANNEX KITCHEN**

Double glazed French doors and side window through to the kitchen, comprising, wall, base and drawer units, granite work surfaces, Belfast style sink unit with a mixer tap over, electric oven, microwave, integrated fridge and freezer, tiled splashbacks, tiled flooring, radiator.

## **LOUNGE**

Double glazed window, door to rear, timber flooring, cupboard, radiator, stairs to the first floor landing.

## **FIRST FLOOR BEDROOM 1**

Double glazed window, door to external stairs leading to the ground floor, radiator, timber flooring.

## **BEDROOM 2**

Double glazed window, radiator, timber flooring.

## **BATHROOM**

Panel bath, shower screen, mains shower, WC and vanity wash hand basin, tiled walls, heated towel rail, timber flooring, skylight window.







## **OUTSIDE**

Gate access to a long driveway flanked by mature trees, which extends to the property's private gardens together with extensive off road parking and turning space. There is additional parking near to the arena, Dutch barn and stables. There is a static caravan in situ to be sold with the property.

## **GARDEN**

The property enjoys meticulously kept private gardens to side and to the rear, predominantly being laid to lawn. Additionally, it boasts a spacious flagged patio area and sheltered seating for outdoor enjoyment.

## **OUTBUILDINGS**

Including a large steel frame Dutch barn housing 11 well kept stables. Additional stable block with two stables and tack room. Brick outhouse.

## **FLOODLIT ARENA**

Measuring approximately 60 x 20, floodlit with a post and rail fenced boundary.

## **LAND**

Extends to approximately 27.6 acres of surrounding rolling fields. To appreciate the scope and full potential of the land, inspection is recommended.

## **SERVICES**

Mains, electric, water, oil heating and septic tank drainage.

## **COUNCIL TAX**

C

## **EPC**

Main property D Annex D





## DIRECTIONS

Sat Nav LL16 5LE

What3words ///stability.stray.cube

## APPROXIMATE DISTANCES

Manchester airport – 70.8 miles

Liverpool John Lennon Airport – 62.1 miles

Chester – 41.8 miles

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

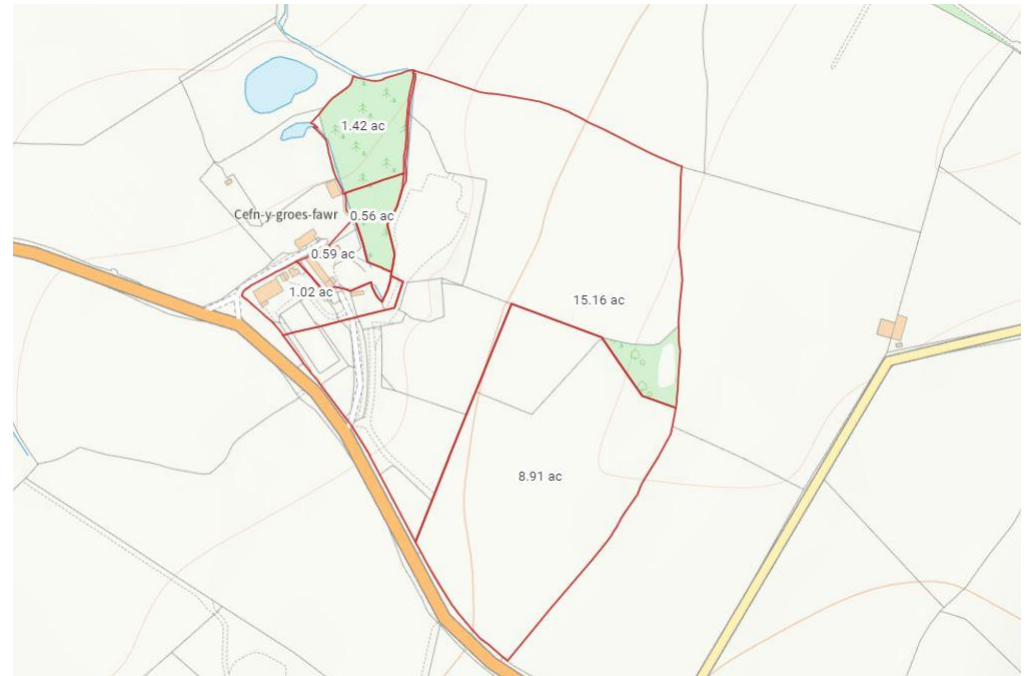
## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the

correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



**Cefn Y Groes Fawr, Yr Hen Ysgubor, Llansannan, Denbigh**

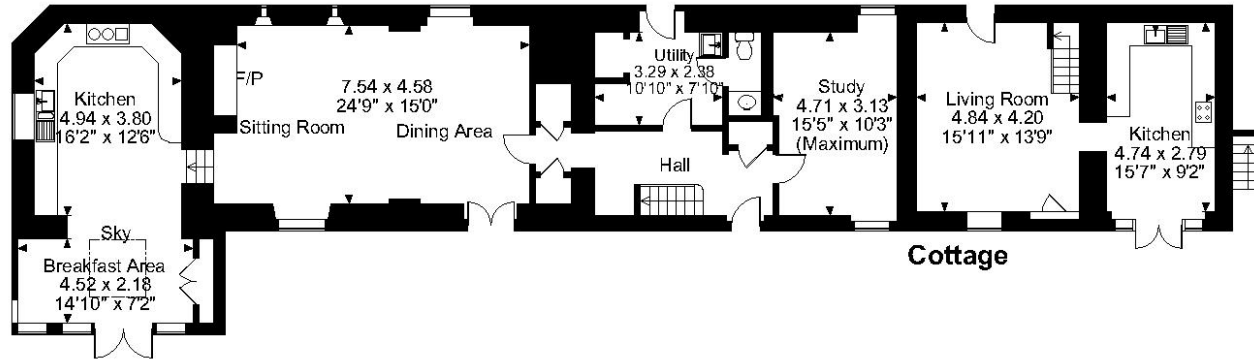
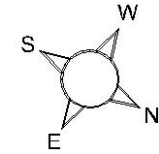
Approximate Gross Internal Area

Main House = 2108 Sq Ft/196 Sq M

Cottage = 750 Sq Ft/70 Sq M

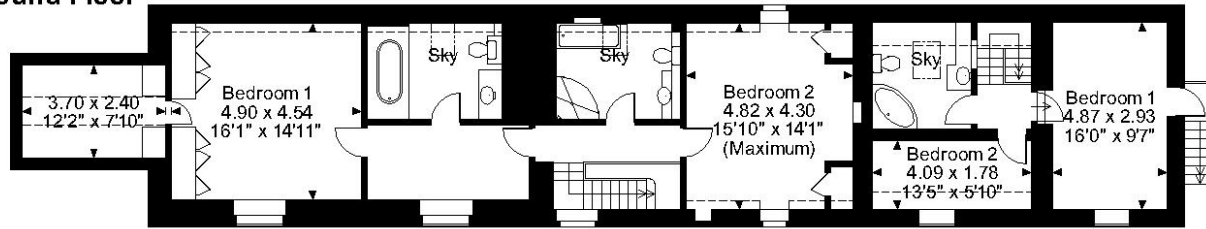
Outbuilding = 3506 Sq Ft/326 Sq M

Total = 6364 Sq Ft/592 Sq M



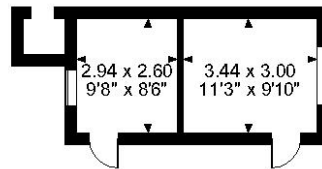
**Cottage**

**Ground Floor**

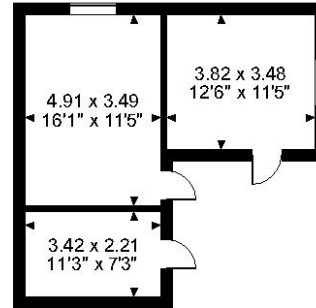


**First Floor**

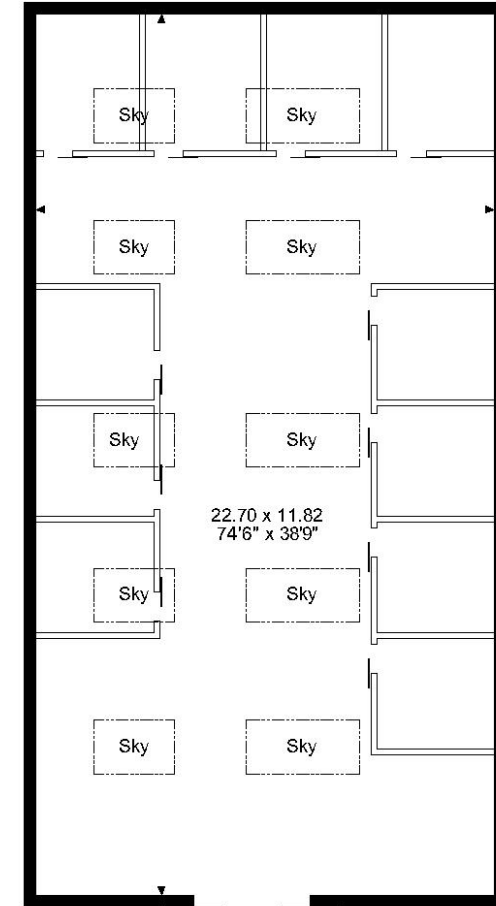
**Cottage**



**Barn**



**Stables**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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