



Tyisaf-Barns, Derwydd Road,

Offers In Region Of £849,995



Calow Evans
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Tyisaf-Barns, Derwydd Road,

This is a fantastic opportunity to acquire a courtyard development consisting of three barn conversions, set in approximately five acres (to be confirmed). The properties have significant income potential, making them suitable for various uses such as Airbnb or rentals. The main residence features five bedrooms, including en-suite facilities, a dressing room, and three reception rooms. It is rich in character, with part-exposed stone walls, ceiling beams, and a log burner in the lounge. The additional barns offer two and one-bedroom accommodations, with the one-bedroom barn being recently converted. Both barns feature log burners and exposed beams in the ceilings. Externally, the property provides ample parking and two fields with fantastic countryside views. Viewing is essential to fully appreciate what these barn conversions have to offer.





Accommodation:

Five Bedroom Barn

Hallway/Dining Room

8.05m x 4.85m (26'5"/16'7"x 15'11"/15'5")

Double glazed door to front, double glazed window to front & rear, column radiator, oak staircase to first floor, part exposed stone wall, tiled floor, downlighters to ceiling.





Kitchen/Diner

7.04m x 4.67m (23'1" x 15'4")

Double glazed door & window to front, double glazed french doors & window to rear, two column radiators, downlighters to ceiling, fitted with oak base and wall units, Belfast sink unit with mixer tap and granite worksurfaces, central island with breakfast bar, plumbing for dishwasher and washing machine. Space for Rangemaster stove with extractor hood, tiled floor.

Lounge

7.42m x 4.93m (24'4" x 16'2"/15'1")

Double glazed French doors to rear, double glazed feature window to front, Inglenook style fireplace with exposed beam with log burner on a stone hearth, oak block floor, arrow slit window, 2 column radiators, downlighters to ceiling.

Games Room

5.03m x 4.57m (16'6" x 15'0")

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Wet Room

2.92m x 2.41m (9'7" x 7'11")

Tiled walls, tiled floor, WC, twin basin in oak pedestal, mains shower, heated towel rail, part exposed stone walls, downlighters to ceiling.

Utility Room

Fitted with wall & base units, plumbing for washing machine, connecting door to one bedroom barn.

First Floor Landing

Beams to ceiling, downlighters to ceiling, double panel radiator, double glazed feature windows to front.

Bedroom One

5.18m x 4.7m (17'0" x 15'5"/12'1")

Double glazed window to front, double panel radiator, feature window, 'A' frame vaulted ceiling.

En-suite Bathroom

Suite comprising roll top bath, mains shower in enclosure, WC, pedestal wash hand basin, beams to ceiling, double panel radiator.

Dressing Room

5.18m x 4.6m (17'0" x 15'1")

Two Velux windows, double panel radiator.





Bedroom Two

5m x 5.51m (16'5" x 18'1"/10'1")

Double glazed window to rear, double panel radiator, vaulted ceiling.

Bedroom Three

3.71m x 3.33m (12'2" x 10'11")

Double glazed window to rear, double panel radiator, vaulted ceilings.

Bedroom Four

3.84m x 3.28m (12'7" x 10'9")

Double glazed window to rear, double panel radiator, vaulted ceiling.



Bedroom Five

3.53m x 3.02m (11'7" x 9'11"/7'6")

Two double glazed windows to rear, A framed vaulted ceiling, double panel radiator.

Bathroom

3.07m x 2.79m (10'1" x 9'2")

Velux window, double panel radiator, suite comprising free-standing roll top bath with mixer tap, pedestal hand basin, WC, mains shower in enclosure, beams to ceiling, tiled floor, double panel radiator.

Two Bedroom Barn



Entrance Hallway

Double glazed window to rear laminate flooring, single panel radiator.

Kitchen

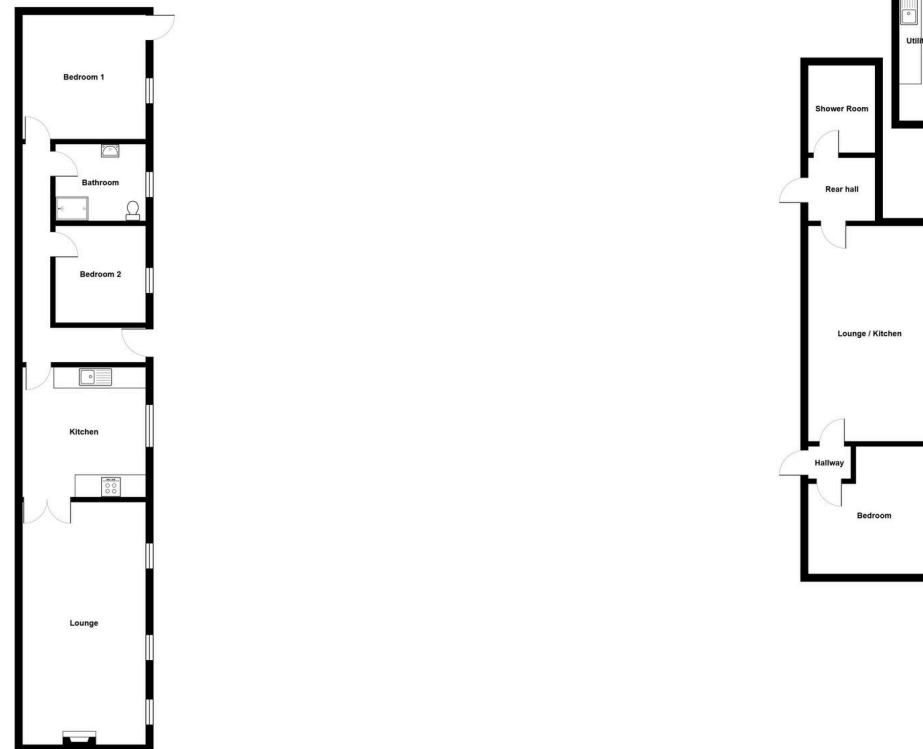
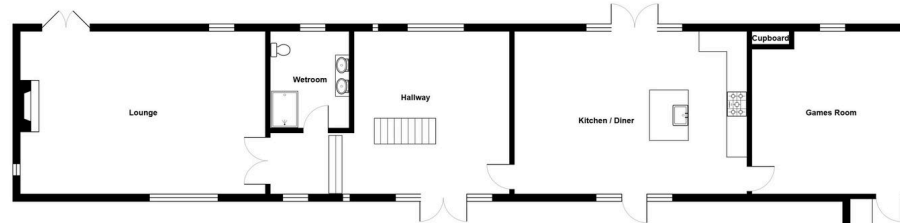
3.94m x 3.73m (12'11" x 12'3")

Double glazed arch window to side, double panel radiator, tiled floor, stainless steel sink unit, built-in electric oven, gas hob, extractor fan over, integrated dishwasher, cupboard housing Worcester LPG gas boiler, A frame vaulted ceiling.

Lounge

7.34m x 3.78m (24'1" x 12'5")

Three double glazed arched windows to side, single panel radiator, multifuel stove on a stone hearth with attractive stone fire breast, vaulted ceiling, oak effect flooring.



Address

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