





## Description

An exceptionally well presented and spacious FIVE Bedroom barn conversion, situated in a south facing elevated location overlooking the picturesque Dee Valley. Offering ample family accommodation the property also boasts three well established holiday lets, should the purchaser which to continue with. The Barn briefly comprises large kitchen/breakfast room, study area, utility, shower room, lounge/dining room and bedroom to the first floor. On the ground floor there are three bedrooms, one with en-suite, and a family bathroom with the fifth bedroom on the second floor. Externally there is a drive leading to a spacious parking area, the property boasts expansive gardens featuring lawns, mature trees, and shrubs. Outdoor patio areas scattered throughout the grounds provide delightful settings for al fresco dining and entertaining, all of which to admire the panoramic view over the valley. Energy Rating D (66)

### Location

Located in a breath-taking position on "Sun Bank", overlooking the picturesque Dee Valley with views towards the Welsh Hills. Just on the outskirts of the popular riverside town of Llangollen, famous for its Musical International Eisteddfod, and amazing historical landscape, there is an excellent range of day to day shopping facilities, boutique style shops, bars and restaurants. There are good road links to the A483 by-pass which links Wrexham, Chester and Oswestry which allows for daily commuting to the major commercial and industrial centres of the region.



### Accommodation

#### Entrance Hall/Study Area



14'4" x 19'4"

Dual aspect with doors and windows to front and rear, slate floor with steps up to:-

#### Lounge/Dining Room

18'11" x 30'7"

Stunning panoramic views over the valley, a delightful family space with feature vaulted ceilings and central wood-burner, wood flooring.

#### Kitchen/Breakfast/Day Room

27'9" x 19'4"

Fitted range of base and wall units complimented by work surface areas incorporating sink unit with mixer ap and window above. Integrated oven and grill, integrated fridge freezer and dishwasher. Island with electric hob and storage below, under unit lighting, tiled floors, exposed beams, breakfast and family seating area. Utility room off.

#### Bedroom 4

19'5" x 10'11"

### On The Ground Floor

#### Master Bedroom



19'5" x 15'7"

### Family Bathroom



15'7" x 12'0"

#### Bedroom Two - En-Suite



19'5" x 11'8"

#### Bedroom Three

15'7" x 10'2"

#### Bedroom Five - Second Floor

12'3" x 13'2"

### Outside

Drive leading to a spacious parking area with ample parking for several cars, expansive gardens featuring lawns, mature trees, and shrubs. Outdoor patio areas scattered throughout the grounds provide delightful settings for al fresco dining and entertaining, all of which to admire the panoramic view over the valley. Outside the main entrance porch sits a versatile timber structure, currently serving as an outdoor dining and entertaining area with pizza oven and BBQ.