

Halls<sup>1845</sup>



FOR SALE

Offers in the region of £765,000

## Tithe Barn, Llanarmon Dyffryn Ceiriog, Llangollen, LL20 7LD

A striking 3765 sq. ft. converted barn with detached holiday let, set in a peaceful Ceiriog Valley village. Elegant interiors, expansive gardens, and endless character offer space, income potential, and rural serenity.







- Detached House
- Converted and Extended
- Beautiful Interiors
- Self contained Studio/Bedroom
- Garage and Parking
- Superb Rural Location

## DIRECTIONS

From Chirk, follow the B4500 signposted to the Ceiriog Valley. Continue through the villages of Glyn Ceiriog and Tregreiriog, taking in the picturesque scenery of the valley. As you enter Llanarmon Dyffryn Ceiriog, proceed into the heart of the village. At the village centre, turn left, with the Tithe Barn on the left-hand side.

The route offers a stunning introduction to the area, with winding roads, rolling hills, and riverside views leading you to this peaceful rural gem.

## SITUATION

Tithe Barn enjoys a private yet central position in the village of Llanarmon Dyffryn Ceiriog, tucked away just moments from the village centre yet surrounded by the tranquillity of open countryside. The home sits within a quarter acre plot, offering peace and seclusion without feeling isolated. At the same time, local village amenities—including a highly regarded country inn—are just a short walk away, enhancing the balance of community warmth and peaceful retreat.

## DESCRIPTION

This former tithe barn combines the historic charm of a period property with the practical comforts and energy-efficient upgrades of modern living, all set within a tranquil quarter-acre plot surrounded by open countryside. Approached via a private driveway with ample parking and a double garage, the home is framed by mature gardens, a Hartley Botanic Victorian greenhouse and a peaceful courtyard area, creating a private rural sanctuary.

Inside, the property opens into a welcoming reception hall with an oak front door and glazed panel, leading to a series of generous and light-filled rooms. The dining room is dual aspect, ideal for entertaining or relaxed family meals, while the living room, with original oak beams, wooden flooring, and a log burner, forms a cosy retreat. The adjacent second reception room, currently used as an artist's studio, offers creative flexibility and could serve as a snug, library, or office. At the heart of the home lies the impressive kitchen/dining/living room, featuring granite worktops, a central island with integrated appliances, dual sink units, and access to a walk-in pantry and utility room. The gallery/sitting area above, accessed by one of three staircases in the home, offers a bright and tranquil living space overlooking the kitchen below.

The upstairs accommodation includes four spacious bedrooms, each with its own en-suite bath/shower room. Bedroom one offers fitted wardrobes, a dressing area, and a luxurious four-piece en-suite bathroom. Bedroom two is a comfortable double with fitted wardrobe, an en-suite bathroom featuring a jacuzzi bath, while bedroom three is another comfortable double with fitted wardrobe and an en-suite shower room. Bedroom four, accessed via its own staircase, is a striking triple-aspect suite with a private en-suite, ideal for guests or older children. Throughout the property, practical additions such as three hot water tanks, superfast fibre broadband, secondary glazing, and oil central heating with a recently installed high efficiency boiler ensures the home is as functional as it is characterful.

In addition to the main house, the property includes a detached, self-contained one-bedroom studio currently used as a holiday let. With a bright open-plan living space, garden views, an en-suite shower room and a kitchen this flexible annex offers significant income potential or a private retreat for extended family or guests. It is let through Airbnb and was occupied for 199 days in the year April 2024 to March 2025.



Total area: approx. 349.8 sq. metres (3765.0 sq. feet)

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.





3 Reception  
Room/s



4 Bedroom/s



4 Bath/Shower  
Room/s



#### LOCATION

Nestled in the heart of the Ceiriog Valley, affectionately known as “The Valley of the Poets”, Tithe Barn offers a truly serene countryside retreat with a deep sense of heritage and community.

The picturesque village of Llanarmon Dyffryn Ceiriog lies against the dramatic backdrop of the Berwyn Mountains, providing breathtaking views and endless walking trails right from your doorstep. Whether you’re an outdoor enthusiast, a creative seeking inspiration, or someone yearning for peaceful surroundings, this setting offers unmatched tranquility with modern conveniences still within reach.

The property is accessed via the scenic B4500, passing through charming Welsh villages such as Glyn Ceiriog and Tregeiriog, and is a short drive from the historic towns of Chirk and Llangollen—both offering boutique shopping, riverside dining, and direct train links to Shrewsbury and beyond.

For buyers seeking a life surrounded by nature without compromising on connectivity, this location is ideal for permanent residency, second home escapes, or even a creative retreat. You can catch a train to London or Birmingham International Airport from Chirk and can drive to Liverpool in 80 minutes and Manchester in 110 minutes.

#### ENTRANCE HALL

A welcoming space with a feature oak door and glazed panel, setting the tone for the character and craftsmanship throughout the home.

#### CLOAKROOM

Conveniently positioned with a two-piece suite and window to the rear elevation.

#### DINING ROOM

A well-proportioned dual aspect room with views to the front and rear, ideal for formal dining or family gatherings.

#### LIVING ROOM

Warm and characterful with original oak beams, wooden flooring, and a log burner—a cosy retreat for evenings in.

#### ARTIST STUDIO/SECOND RECEPTION ROOM

Currently used as a light-filled creative space, this versatile room is ideal for a home office, playroom, or snug.

#### ROADSIDE ENTRANCE HALL

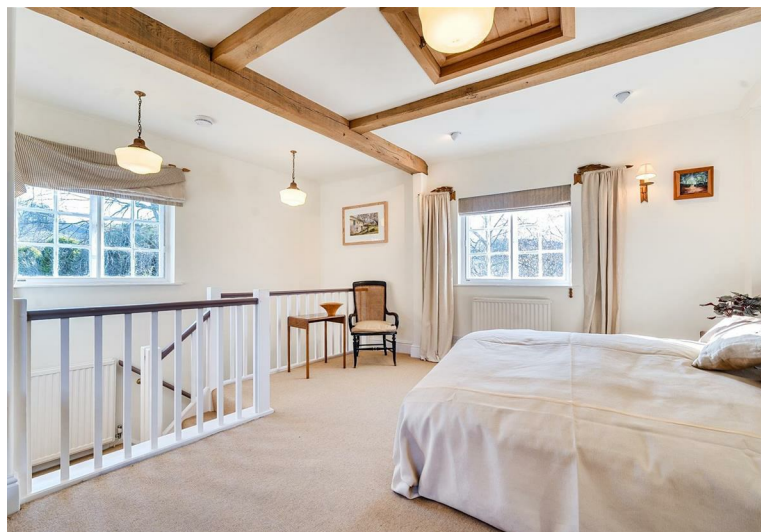
With porch providing an alternative access to the property. Staircase leading to Bedroom 4 and en-suite.

#### KITCHEN/DINING/LIVING ROOM

A statement space measuring approx. 28’3” x 13’1”, featuring a granite-topped island, fitted units, integrated appliances including two ovens and warming drawers, and both circular and double sinks. A staircase leads up to the gallery/living area, while direct access to the pantry and utility room ensures functionality.

#### PANTRY

Generously sized with shelving and space for storage.



#### UTILITY ROOM

Practical and well-equipped, complete with base and wall units and space for white goods.

#### COURTYARD ENTRANCE HALL

With charming window seat and access to the garden and courtyard.

#### GALLERY/LIVING AREA

A stunning, light-filled space used as a home office with triple aspect views and vaulted ceilings—perfect for remote working or reading.

#### BEDROOM 1

The master bedroom. A generous double with fitted wardrobes, dressing area, and a luxury en-suite bathroom with four-piece suite.

#### DRESSING AREA

Fitted wardrobes with lighting.

#### EN-SUITE BATHROOM

Comprising a four piece suite with window overlooking the garden.

#### BEDROOM 2

A generous double with recessed wardrobe, dressing area and en-suite bathroom featuring a jacuzzi bath.

#### DRESSING AREA

With recessed wardrobe and storage.

#### ENSUITE BATHROOM

Comprising a three piece suite with jacuzzi bath and window to the rear elevation.

#### BEDROOM 3

Another double room with fitted storage and en-suite shower room.

#### ENSUITE SHOWER ROOM

Comprising a three piece suite with window to the rear elevation.

#### BEDROOM 4 (GALLERY SUITE)

Accessed by its own staircase, this triple-aspect bedroom includes a private en suite shower room, offering flexible use as a guest suite or secondary principal bedroom.

#### ENSUITE BATHROOM

Comprising a three piece suite with window to the front elevation.

#### GARDENS AND GROUNDS

The home is framed by mature, well-planted gardens including herbaceous borders, a kitchen garden, and a variety of seating areas to enjoy the surroundings. A Hartley Botanic Victorian greenhouse offers year-round gardening opportunities, supported by a 2,000-litre buried rainwater harvesting tank with pump system.

The double garage and workshop provide excellent storage or hobby space, with ample driveway parking for residents and guests.

This remarkable home offers rural charm, scale, and flexibility rarely found—ideal for those seeking tranquility without compromise.



#### **VICTORIAN GREENHOUSE**

The Hartley Botanic Victorian greenhouse is of painted aluminium construction with cold frames. Nearby there is a 2000 ltr underground rainwater storage facility with pump.

#### **DETACHED STUDIO/HOLIDAY LET**

Self-Contained Studio Apartment

A beautifully appointed, independent space with open-plan living/bedroom area, kitchen and en-suite shower room, and double glazed windows with garden and courtyard views—ideal for short-term lets, visiting guests, or working from home.

#### **KITCHEN**

With oven, hob, fridge, sink and double glazed window overlooking the garden.

#### **OPEN FRONTED DOUBLE GARAGE**

With water supply, electricity and storage.

#### **WORKSHOP**

With window to the rear, door to the courtyard.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

The fitted carpets as laid. Only those items listed in these particulars are included in the sale.

#### **SERVICES**

We have been informed by the vendor the property is served by mains electricity, mains water and drainage. The property has a 4kw solar panel array installed in 2012. As well as generating electricity and hot water there is a feed in tariff, which runs for 25 years, pays the owners £1,800 plus per annum, is inflation linked and tax free. The vendors also inform us they have super fast fibre broadband direct to the property.

#### **TENURE**

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

#### **COUNCIL TAX**

The property is currently banded in Council Tax Band G - Wrexham County Borough Council.

#### **VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

#### **ANTI-MONEY LAUNDERING (AML) CHECKS**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



FOR SALE

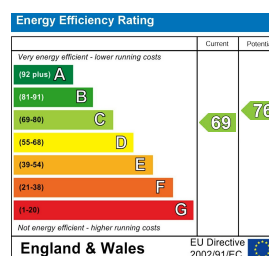
## Tithe Barn, Llanarmon Dyffryn Ceiriog, Llangollen, LL20 7LD



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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 670 320

#### Oswestry Sales

20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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