



GRAIG GOCH

PEN YU LAN, RUABON | WREXHAM | LL14 6HR





GRAIG GOCH

PEN Y LAN, RUABON | ELLESMERE | LL14 6HR

Ruabon 2 miles | Wrexham 6 miles | Chester 20 miles | Shrewsbury 26 miles | Liverpool 44 miles
(all mileages are approximate)

A truly outstanding red sandstone barn conversion, blending character and modern efficiency, with fabulous gardens, orchard, and panoramic views across both England and Wales.

Beautiful landscaped gardens, orchard, vegetable patch, Gin Terrace and entertaining patios
Air source heating, solar panels with battery storage, and hot water heat panels – highly efficient
Stylish modern kitchen with French doors to rear terrace
Grand entrance hall with oak staircase and galleried landing
Five double bedrooms including generous principal suite



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Graig Goch is an outstanding five-bedroom red sandstone barn conversion, created around 20 years ago from a former milking barn and lovingly owned by the same family since its completion. The property blends traditional character with modern efficiency, offering almost 3,700 sq ft of beautifully proportioned accommodation. Elevated within landscaped grounds and gardens, the home enjoys far-reaching views across rolling countryside towards both England and Wales, with a private “Gin Terrace” perfectly positioned to capture unforgettable sunsets.

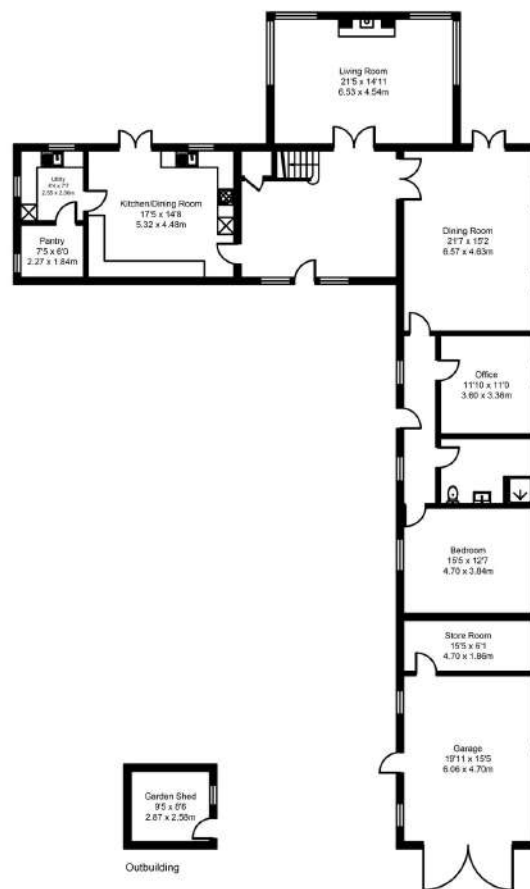
PROPERTY

Graig Goch is an exceptional five-bedroom red sandstone barn conversion, extending to approximately 3,692 sq ft (343 sq m) and offering beautifully proportioned accommodation with character, style and efficiency. Converted around 20 years ago from a former milking barn and occupied by the current vendors since completion, the property has been lovingly maintained and enhanced, blending original charm with modern practicality. A grand oak-framed entrance hall with slate flooring, oak panelling and a sweeping staircase rising to a galleried landing sets the tone, leading to a superb sitting room filled with natural light, centred around a brick inglenook fireplace with oak lintel and log burning stove, and a separate formal dining room of excellent scale, ideal for entertaining. At the heart of the home is a stylish kitchen/breakfast room with sleek modern units, integrated appliances and French doors opening to the rear terrace, complemented by a walk-in pantry, utility and boot room, with the added luxury of a chilled wine cellar.

The ground floor also includes a double bedroom, well-suited for guests or single-level living, and a separate office, perfect for home working. Upstairs, the galleried landing provides a striking feature and versatile space, leading to four further double bedrooms including a generous principal suite with bespoke fitted wardrobes, alongside a contemporary

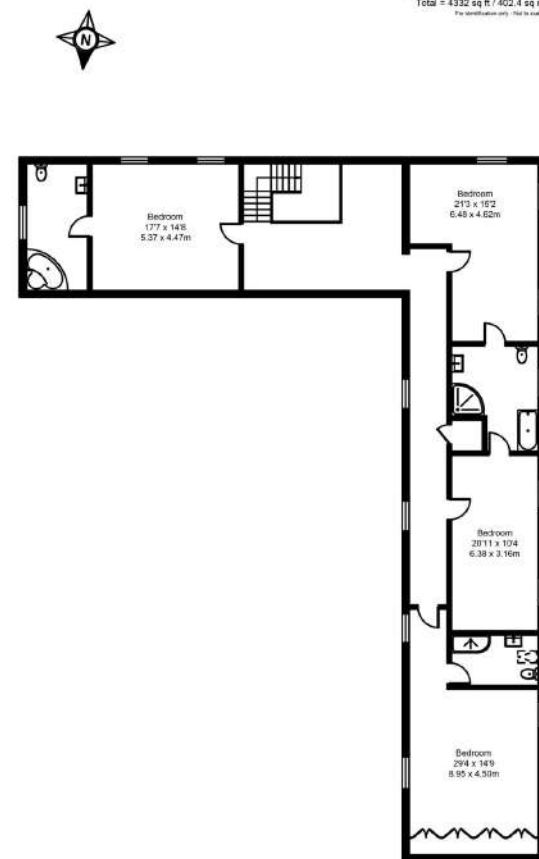
wet room and further bathrooms. Throughout, the house combines exposed stonework, oak joinery and vaulted ceilings with high-specification systems including air source heating, solar panels with battery storage and hot water heat panels, ensuring excellent efficiency. Ancillary accommodation includes an integral garage and useful store rooms, with ample gravelled parking and turning space to the front. The gardens and grounds are a particular highlight, with sweeping lawns framed by landscaped borders

and flower beds, a productive orchard of apples, pears, plums and nut trees, space for vegetables, a greenhouse and shed, and access for vehicles at the far end. French doors open from the kitchen to a large entertaining terrace, while a private Gin Terrace has been thoughtfully positioned to capture magical sunsets across the valley. With its blend of character, space and exceptional presentation inside and out. Graig Goch offers a superb opportunity to acquire a unique family home in a beautiful countryside setting.



Ground Floor

Surveyed and drawn by Latta Media for illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor

Approximate Area = 3844 sq ft / 357.1 sq m
Garage = 408 sq ft / 37.9 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 4332 sq ft / 402.4 sq m
For information only - Not to scale





GARDENS

The outside space at Graig Goch is a true highlight, carefully landscaped and designed to combine beauty, productivity, and year-round enjoyment.

To the rear of the property, sweeping lawns provide an open and elegant backdrop, bordered by beautifully maintained planting beds and flower borders that deliver colour and structure throughout the seasons.

The gardens also feature a productive orchard, planted with a wide variety of fruit trees including apples, pears, plums, and nut trees, alongside space for soft fruit and dedicated vegetable patches – perfect for those with an interest in self-sufficiency.

From the French doors off the kitchen, a generous entertaining terrace creates the ideal setting for al fresco dining and gatherings with friends and family. This area flows seamlessly into the garden and sits adjacent to a greenhouse and garden store, providing practicality as well as charm.

Beyond the main lawns, a pathway leads to the much-loved Gin Terrace – a private stone terrace, cleverly positioned to capture magical sunsets across the valley, offering a unique and atmospheric space for evening relaxation.

SCHOOLING

The area is well served with a choice of both state and private schools, including Ruabon, Oswestry School, Moreton Hall, Ellesmere College, and The Marches Academy. In Wrexham, options include The Maelor School, St Joseph's Catholic & Anglican High School and Ysgol Morgan Llwyd. Chester also provides a number of highly regarded independent schools, notably The King's School and Queen's School, both of which attract families from across the region.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity, mains water supply, private drainage, air source heating, solar panels with battery storage, and hot water heat panels, providing excellent energy efficiency.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.
Tel: 01978 292000

COUNCIL TAX

Council Tax Band – I

W3W

What3Words ///shocking.afflicted.label



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



