

BOWEN

PROPERTY SINCE 1862



Asking Price £750,000

4 Bedrooms 3 Bathrooms Land-2.40 Acre

The Stables, Froncysyllte,
Llangollen LL20 7RY

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General Remarks

A spacious and superbly appointed detached barn conversion, skilfully executed in design, successfully blending all the features of modern living with the traditional architectural merits of the original farm building. The property features exposed roof trusses and purlins, oak staircase etc. alongside internal glass partitions and polished concrete floors with underfloor heating. The sanitary and kitchen fittings are beautifully detailed and finished with quality tiling and subtle lighting. As a whole, the property is set within approximately 2.40 acre comprising landscaped gardens and two adjoining agricultural paddocks.

Accommodation

On The Ground Floor:

Reception Hall/Living Room/Dining

Room/Kitchen/Breakfast Room: 49' 6" x 13' 11"
(15.10m x 4.25m) Comprising:

Reception Hall: Approached through a solid oak door having picture double glazed windows to either side and above. Atrium-style entrance having exposed ceiling roof trusses and purlins with glass and oak finished first floor balcony/bridge. Polished concrete flooring having under-floor heating.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Living Area: Ceiling spot-lights having integrated sound system. Heat detector. Double glazed windows. Mounting panel for Cinema TV. Zoned central heating control. Polished concrete flooring with under-floor heating.

Dining Area: Double glazed window. Ceiling spot-lights. Polished concrete flooring with under-floor heating.

Kitchen Area: Fitted with semi-flush panel timber-effect fronted units including base and wall storage cupboards with base units set beneath stone/marble topped work surfaces including extended breakfast bar. Cut stone drainer to inset one-and-a-half-bowl porcelain sink having monobloc mixer tap attachment. The base cupboards include six deep and wide storage drawers, whilst the work surface has an inset "Cookology" induction hob having integrated extractor. Further extractor above. Full-height sliding pantry unit having adjoining tall storage cupboard. Integrated dishwasher, refrigerator and freezer. Second sliding pantry unit. "Bosch" air-fryer/microwave, coffee machine and twin ovens with grills.. Marbled feature panel to wall extending into recessed sill. Ceiling spot-lights. Heat detector. Polished concrete flooring with under-floor heating. Full-width double glazed bi-folding to rear Patio. Zoned central heating control. Polished concrete flooring with under-floor heating.

Utility Room: 14' 9" x 8' 8" (4.50m x 2.64m) Fitted base storage cupboards set beneath laminate polished concrete-effect topped work surface. Space with plumbing for automatic washing machine. Space for tumble dryer. Space for double American-style refrigerator having plumbing for water/ice etc. Double glazed window. Ceiling spot-lights. Heat detector. Digital zoned central heating control. Polished concrete flooring with under-floor heating.

Boiler Room: 14' 10" x 8' 4" (4.53m x 2.54m) Megaflow hot water cylinder together with floor mounted "Worcester" oil-fired central heating boiler. Polished concrete flooring with under-floor heating.

Inner Hallway: Double glazed window. Polished concrete flooring with under-floor heating.

Study: 10' 4" x 6' 7" (3.14m x 2.01m) Fitted desk unit and shelving. Double glazed window. Ceiling spot-lights. Digital zoned central heating control unit. Polished concrete flooring with under-floor heating.

Shower Room: 10' 3" x 5' 7" (3.13m x 1.70m) Highly appointed with white suite comprising full-width shower tray, concealed flush w.c. and wash-stand style basin having stone bowl and monobloc mixer tap attachment. Marble tiling to shower and w.c. Chrome finished heated towel rail. Extractor fan. Ceiling spot-lights. Oak finished door. Polished concrete flooring with under-floor heating.

Guest Bedroom: 13' 7" x 12' 10" (4.15m x 3.92m) Oak finished door. Two double glazed windows. Ceiling spot-lights. Digital central heating control. Polished concrete flooring with under-floor heating.

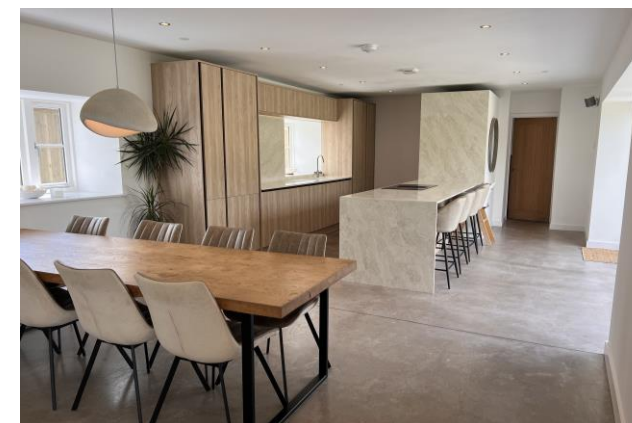
On The First Floor:

Landing: Approached via an oak finished staircase to "bridge" to Main Bedroom Suite having glazed and oak detailing with exposed roof truss and purlins above.

Master Bedroom Suite: Comprising

Bedroom Area: 14' 2" x 11' 9" (4.32m x 3.57m) Exposed timber truss and purlins. Two double glazed windows. Television aerial point. Integrated sound system. Ceiling spot-lights. Oak finished door.

En-Suite Shower Room: 14' 3" x 8' 6" (4.34m x 2.59m) Feature "his and hers" wet floor shower having full marble tiling with glazed partition dividing screen. Two double wash-stand basins with monobloc mixer tap attachments and floating drawers beneath. Ceiling spot-lights. Heated towel rail.









Dressing Room: 14' 3" x 7' 5" (4.34m x 2.25m) Radiator. Double glazed windows to side and rear. Fitted open storage wardrobes having hanging rails, shelving and drawers. Ceiling spot-lights. Exposed purlin. Radiator.

Inner Landing: 25' 4" x 3' 1" (7.72m x 0.93m) Radiator. Two double glazed windows. Velux-style roof-light. Ceiling spot-lights. Heat detector.

Family Bathroom: 10' 8" x 10' 7" (3.25m x 3.22m) Beautifully appointed with a four piece white suite comprising free-standing oval double-ended bath with upstanding monobloc mixer tap attachment including

vanity hair shower together with close flush w.c. and wash-stand style wash basin. Marble tiling to floor and bath area with full-height tiling to wet floor shower having glazed splash-screen and chrome finished deluge head above. Ceiling spot-lights. Radiator. Double glazed window. Oak finished door.

Bedroom 3: 12' 8" x 11' 11" (3.87m x 3.62m) Radiator. Double glazed window. Two exposed purlins. Ceiling spot-lights. Oak finished door.

Bedroom 4: 14' 0" x 13' 3" (4.26m x 4.03m) Two double glazed windows. Two exposed roof purlins. Oak finished door. Radiator.

Outside: The property is approached from the highway by a partly shared tarmac finished driveway, which opens up to an ample Parking/Turning Area having timber constructed Car Port and concealed Container Store. A pathway then approaches the property, which has flanking lawns and sculpted paved Patio Area. Beyond there is a raised garden with staircase up the second tier level. Surrounding the property are Two Paddock Areas, the whole extending to approximately 2.40 acres - see attached plan.

Services: Mains water and electricity are understood to be connected to the property subject to statutory regulations. The central heating is a combination of a wet under-floor system to the ground floor with radiators at first floor level effected by a floor mounted oil-fired boiler situated in the boiler room. Drainage is to a private tank.

Room25name}: Freehold. Vacant Possession upon Completion.

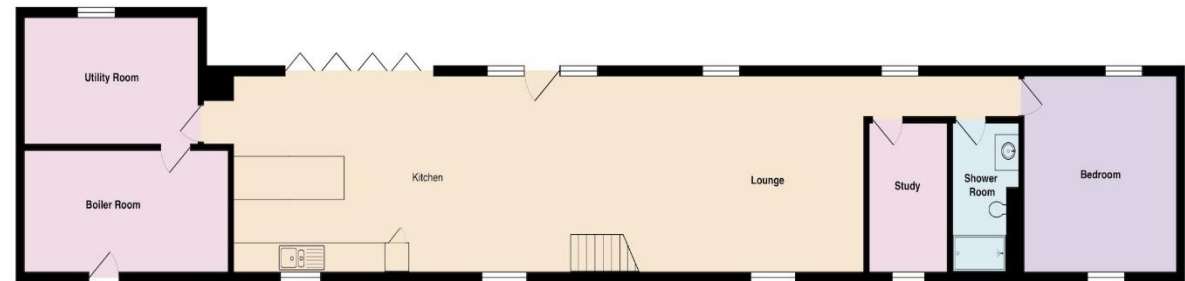
Viewings: By prior appointment with the Agents.

EPC: EPC Rating - 66|D.

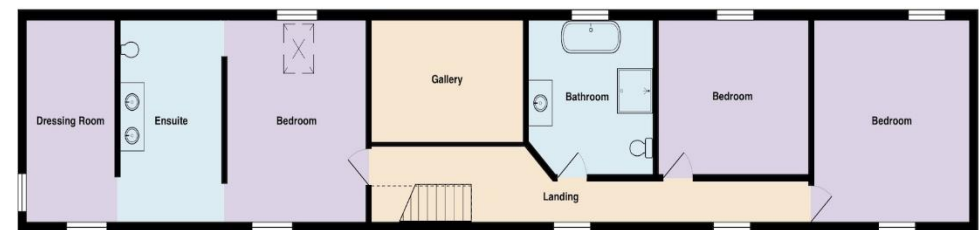
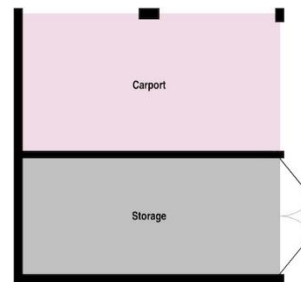
Council Tax Band: The property is valued in Band "F".

Directions: From the centre of Chirk by the Cenotaph (opposite The Hand Hotel) proceed up Station Avenue to the mini-roundabout. Continue straight across by the Station and continue ahead to the Chirk Castle gates, at which turn right. Continue until passing the main entrance into Chirk Castle and continue ahead following the roadway (not turning left or right) for a distance of almost exactly 2.0 miles. The entrance driveway to the property will then be observed on the left-hand side.

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Ground Floor



First Floor

Total Area: 233.6 m² ... 2515 ft² (excluding carport, storage)

All measurements are approximate and for display purposes only

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