

Asking Price £695,000

7 Bedrooms

3 Bathrooms

3 Bedroom Coach House also included & additional 2 Bedroom Cottage available by separate negotiation.

Bryn Eglwys, Castle Road, Chirk, LL14 5BS

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## General Remarks

A substantial Grade II listed period property dating from the 1750's with associated Coach House, situated in a private yet central position within Chirk. Bryn Eglwys retains a wealth of characterful features and includes extensive living accommodation currently providing 7 Bedrooms (8 Bedrooms possible if required), set out over three floors plus useful cellar space.

Externally the property also includes large gardens and outbuildings, while adjacent to the main house is the Coach House, which has been converted and is currently rented at £880.00 per calendar month. The Coach House comprises of two self contained one bedroom apartments which are inter-connected, offering a flexible arrangement of accommodation.

Also available by separate negotiation is an additional associated two bedroom property known as Bryn Eglwys Cottage. Currently let at £675.00 per calendar month and with an asking price of £175,000, further details of this property are available on request.

**Location:** The property is situated within the small border town of Chirk. The town contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools. Easy access



onto the A5 and A483 provides links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station providing services to Birmingham and Manchester.

## Accommodation

The accommodation for Bryn Eglwys briefly comprises the following: Covered entrance porch with door leading into:

**Hall:** 20' 4" x 6' 10" (6.20m x 2.08m) Radiator, telephone point and doors off too:

**Lounge:** 16' 6" x 15' 1" (5.03m x 4.60m) Multi fuel burner, 2 radiators, TV point and glazed doors to:

**Dining Room:** 16' 6" x 11' 10" (5.04m x 3.60m) Built in storage cupboard, 2 radiators and fitted wall shelves.

**Laundry Room:** 11' 4" x 7' 5" (3.45m x 2.25m widening to 2.71) Fitted base units with worktops over and inset Belfast sink. Space and plumbing for washing machine, tumble drier, dishwasher and freezer. Built in cupboard with wall shelving and part glazed uPVC door to the rear.

**Inner Hall:** Stairs to first floor landing, stairs to useful cellar rooms (sizing shown on floorplan), radiator, built in storage cupboard and doors off to:

**Morning Room:** 19' 10" x 11' 4" (6.05m x 3.46m max) Multifuel burner, bay window, radiator and TV point.

**Kitchen:** 16' 5" x 9' 10" (5.00m x 2.99m) Range of fitted base/eye level wall units with worktops over and inset 1.5 stainless steel bowl and drainer. Space for range cooker with extractor hood over, space for dishwasher and fridge, Worcester oil fired boiler.

**Cloakroom:** Low level flush WC and wash hand basin.

**Rear Store:** With doors off to Coal Store and Pantry.

**Boot Room:** 12' 2" x 9' 2" (3.70m x 2.80m) With door to front driveway.

**Stairs to first floor landing:** Radiator and steps to galleried landing providing access to Master Suite.

**Master Bedroom:** 16' 10" x 15' 5" (5.14m x 4.69m max) Wood flooring, feature fireplace and radiator.

**Dressing Room/Bedroom 7:** 16' 9" x 13' 11" (5.11m x 4.23m max) Wood flooring, feature fireplace, built in wardrobe, separate store cupboard, radiator and door leading to:

**En-suite:** 16' 6" x 7' 7" (5.04m x 2.31m) Suite comprising of roll top bath, large walk in shower cubicle, pedestal wash hand basin and low level flush WC. Wood flooring, heated towel rail, radiator, inset speakers and spotlights.

**Bedroom 2:** 16' 10" x 11' 6" (5.13m x 3.50m max) Built in store cupboard, radiator and wash hand basin with vanity cupboard.

**Bedroom 3:** 16' 8" x 9' 10" (5.08m x 3.00m max) Radiator and wash hand basin.

**Study/Map Room:** 8' 4" x 7' 1" (2.53m x 2.16m)

**Bathroom:** 11' 3" x 6' 6" (3.43m x 1.98m) Large inset roll top bath with shower attachment, separate shower cubicle, wash hand basin and high level flush WC. Radiator, extractor fan and built in airing cupboard.

**Inner Landing:** Radiator, built in store cupboard and doors off to:

**Bedroom 4:** 16' 5" x 9' 3" (5.01m x 2.81m max) Radiator and fitted shelves.

**Bathroom:** 9' 2" x 9' 1" (2.80m x 2.77m) Suite comprising corner spa bath, separate shower cubicle, pedestal wash hand basin and low level flush WC. Radiator.

**Stairs to second floor landing:** With doors off to:









**Bedroom 5:** 17' 5" x 15' 9" (5.31m x 4.81m max) Store cupboards and access to loft.

**Bedroom 6:** 17' 2" x 13' 6" (5.23m x 4.11m)

**Garage:** 20' 7" x 10' 9" (6.28m x 3.27m) Light/power facilities laid on and doors to the front.

**Workshop:** 24' 9" x 12' 5" (7.55m x 3.79m) Light and power facilities laid on.

**Open Fronted Garage:** 26' 3" x 13' 7" (8.01m x 4.14m max) Light and power facilities laid on.

**Outside:** The property is set within mature gardens which include lawns, flowering beds, raised vegetable beds and a selection of trees/shrubs. Also included is a potting shed and glazed greenhouse. Ample off road parking is available for both the main house and coach house.

**Services & Flying Freehold:** We are informed that mains water, drainage and electricity supplies are connected, with oil fired central heating systems for both the Coach House and Main House. A small area

of the main house, comprising the en suite bathroom is affected by a flying freehold.

**The Coach House:** The Coach House comprises two self-contained yet interconnected one bedroom apartments and offer very flexible accommodation over two floors. The accommodation briefly comprises: Two/three bedrooms, one/two sitting rooms, two shower rooms and two kitchens (the smaller could substitute as a utility). There is off road parking for one car and a courtyard style garden. There is underfloor heating to the ground floor and radiator heating to the first floor provided by the oil-fired boiler situation on the ground floor.

**Bryn Eglwys Cottage - Guide Price £175,000:**

Available by separate negotiation. Located in a quiet location at the end of a short private road in the centre of Chirk, this spacious cottage includes two double bedrooms, two reception rooms, Kitchen, large landing area and bathroom. There is off road parking and an outside store. Currently rented at £675.00 P.C.M.

**EPC Ratings:** Bryn Eglwys EPC Rating - Band 'E' (49). The Coach House EPC Rating - Band 'D' (57). Bryn Eglwys Cottage - EPC Rating - Band 'D' (58).

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**Council Tax Bands:** Bryn Eglwys - Band 'H'.  
The Coach House - Band 'C'.  
Bryn Eglwys Cottage - Band 'D'.

**Local Authority:** Wrexham County Borough Council,  
The Guildhall, Wrexham, LL11 1AY. Tel: (01978)  
292000.

**Tenure:** We are informed that the Bryn Eglwys is  
freehold subject to vacant possession on completion.  
The Coach House and Bryn Eglwys Cottage are both  
freehold subject to the Renting Homes Wales Act  
(2016) tenancies currently in place.

**Directions:** From Chirk town centre proceed towards  
Glyn Ceirog on the B4500. The property will be found  
on the Right shortly after turning onto this road.  
<https://what3words.com/juggle.dizziness.logic>

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