



BOWEN
PROPERTY SINCE 1862

Offers in the region of £525,000

3 Bedrooms 2 Bathrooms 4.00 acres (1.62 ha)

Cefn Mawr Barn, Quarry Road,
Glyn Ceiriog, Llangollen LL20 7DA

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General Remarks

An exceptionally presented three bedroom barn conversion with circa 4 acres (1.62 ha) of land situated in an elevated south facing location approximately 1/2 a mile from the village of Glyn Ceiriog at the heart of the Ceiriog Valley. The property has been refurbished to the highest of standards and achieved the rare accreditation of an 'A' Rating within the EPC assessment. This is testament to the works which the vendors have undertaken and the property now provides most comfortably appointed accommodation, alongside being future proofed from an energy use point of the view. The heat pump, solar thermal and solar PV combined with excellent insulation mean the property is environmentally friendly and electricity usage is kept very low. The property also includes a useful stable building which is currently used as a games room and adjoins the associated land parcel. The property is currently run as a successful holiday cottage and a number of the visitors return year on year. Early inspection is highly recommended.



Location: Cefn Mawr Barn occupies an enviable position on the fringes of Glyn Ceiriog. The village has an excellent range of amenities including a Shop with Post Office, Sports and Community Centre, Community Cafe, Hotel and Public Houses. There is an excellent Primary school whilst there are a number of other renowned state and private schools within the area. A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking, walking and cycling trails and fishing. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool and onto the motorways beyond. Nearby Chirk also has a railway station providing services to Birmingham & Chester. Manchester and Liverpool airports are just over an hour's drive away.

Accommodation

A part glazed door at the front of the barn leads into:

Reception Hall: 12' 11" x 11' 1" (3.93m x 3.37m) Stairs to first floor, tiled flooring, radiator and opening into:

Inner Hall: With Utility area to right hand side, understairs storage cupboard to the left hand side and doors off to the Bedrooms/Shower Room.

Utility Area: 6' 0" x 6' 0" (1.84m x 1.82m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space/plumbing for washing machine.

Bedroom 1: 12' 11" x 11' 11" (3.93m x 3.64m) Wood flooring, radiator and door to:

En Suite: 6' 5" x 6' 0" (1.95m x 1.84m) Suite comprising large walk-in shower cubicle with rainfall shower, wall mounted wash hand basin and low level flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Bedroom 2: 13' 3" x 9' 6" (4.05m x 2.89m) Wood flooring and radiator.

Bedroom 3: 12' 11" x 9' 8" (3.93m x 2.95m) Wood flooring and radiator.

Shower Room: 9' 6" x 5' 7" (2.89m x 1.71m) Suite comprising large walk-in shower with rainfall shower, wall mounted wash hand basin and low level flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Stairs to first floor accommodation: Opening into:

Open Plan Living/Dining/Kitchen: 59' 11" x 13' 7" (18.26m x 4.14m)

Kitchen/Dining Area: 29' 4" x 13' 7" (8.95m x 4.14m) Range of fitted base units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with hob over, integrated fridge, freezer, dishwasher and microwave. Corner storage cupboard, wood flooring, two radiators, skylights with views of Valley and raised log burner in Sitting Area.

Living Area: 30' 6" x 13' 7" (9.30m x 4.13m) Wood flooring, two radiators and skylights with views of Valley.

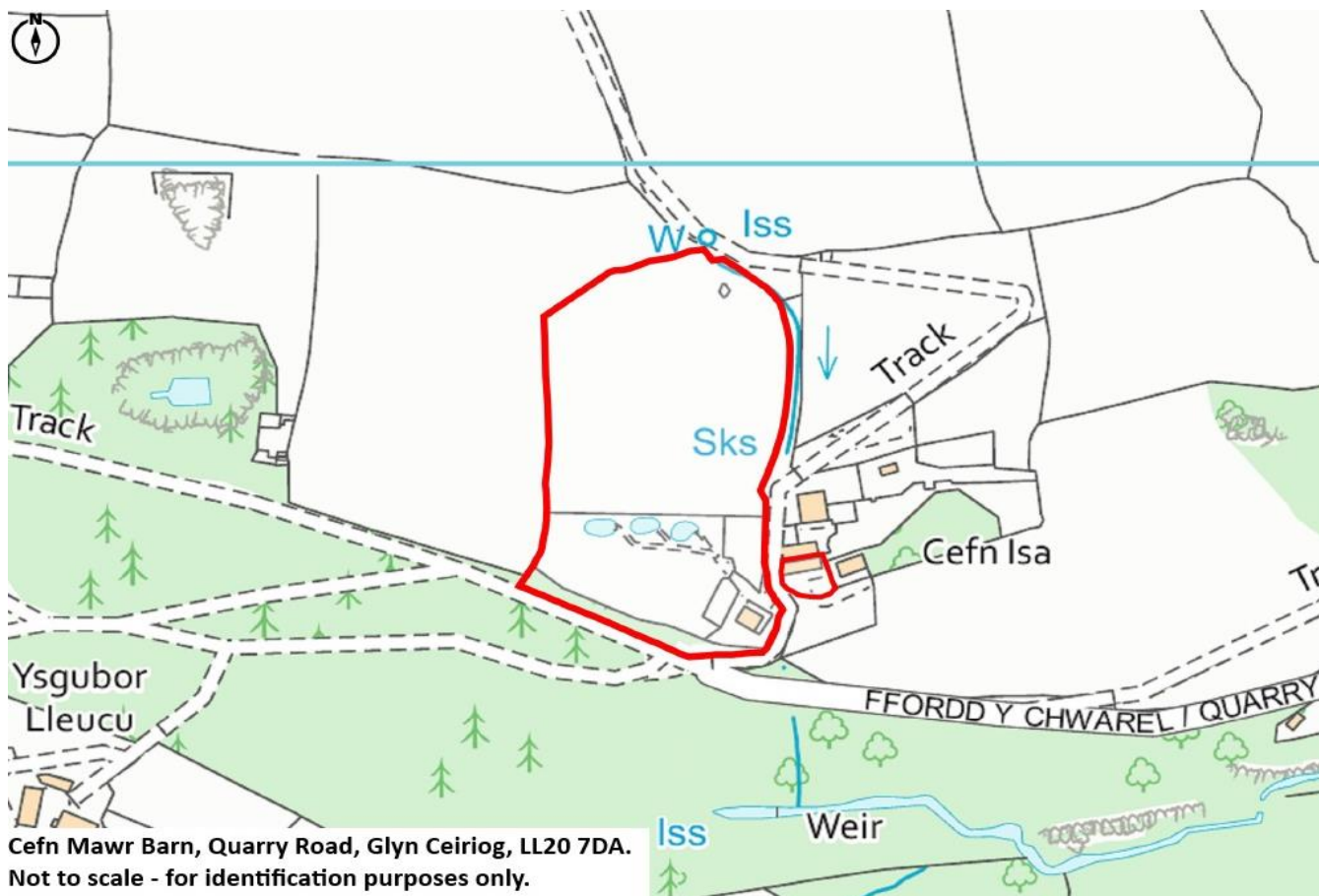
Stable Block: 'L' shaped double stable block, previously used as stables with tack room and storage but currently used as a games room with adjoining store room and open fronted car port/feed store. Electric supply includes internal and external lighting and 30A connection socket.

Gardens: The property includes an enclosed garden area at the front with gates to the access driveway. The gardens include lawns, mature shrubs, hedges and a paved patio which is south facing and provides the perfect outdoor space in which to enjoy the surroundings.









Land: The land with the property extends to circa 4 acres (1.62 ha) and is located on the other side of the access driveway, where the stable building is also located. A large level grassed area which is ideal for outdoor activities is adjoined by an orchard and wooded areas with paths leading through and an access gateway into the adjoining field. The field, including a separate holding paddock, makes up 2.65 acres (1.07 ha) of the total land area and is laid to permanent pasture with a dedicated water supply to both field and paddock.

Services: The property is connected to mains electricity, a shared septic tank drainage system (shared with

neighbouring Cefn Bach Cottage) and a spring fed water supply (including required filtration equipment). The property's hot water and central heating is provided by an air source heat pump. Good broadband speeds can be achieved using a 5G broadband router that connects wirelessly to a local mast.

Council Tax/Business Rates: We are informed that the property is currently registered for Business Rates as part of its use as a successful holiday cottage. There are no restrictions on its use as either a holiday let or as a permanent residence.

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

EPC Rating: EPC Rating - Band 'A' (93).

Holiday Cottage Use: The link below takes you to the vendor's website which gives more information on the Holiday Cottage use. Typical earnings available on request. <https://www.cefnceiriog.com/cefn-mawr-barn>

Directions: (Viewings strictly by appointment only) From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 3rd exit onto Quarry Road. Follow the road up the hill and out of the village to where the road opens up into a turning space at the top. The driveway to the property will be seen on the right hand side with a small sign indicating the property's address. Follow this driveway upwards and straight ahead through the access gate onto the parking area for the property itself.

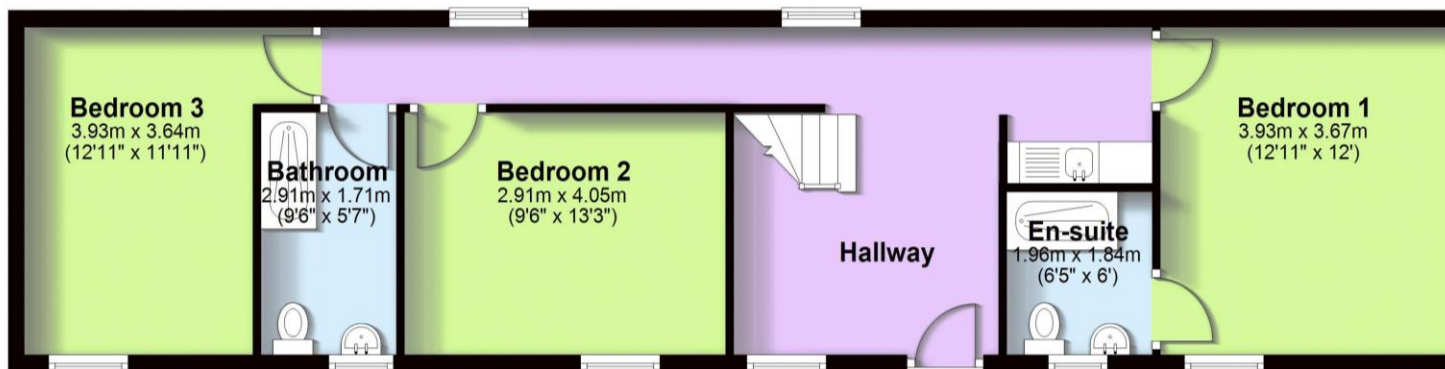
<https://what3words.com/charm.onions.feuds>

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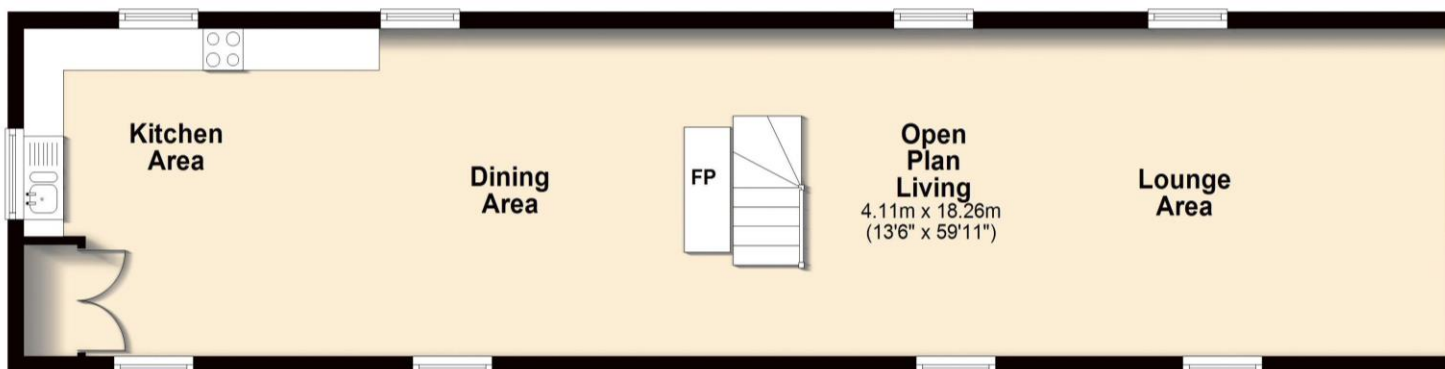
Ground Floor

Approx. 70.7 sq. metres (761.1 sq. feet)



First Floor

Approx. 70.7 sq. metres (761.1 sq. feet)



Total area: approx. 141.4 sq. metres (1522.3 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

