



BOWEN

PROPERTY SINCE 1862

Offers in the region of £475,000

 3 Bedrooms  2 Bathrooms  Land-0.255 Acre

The Barn, Fron Isaf, Chirk,
Wrexham LL14 5AH

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General Remarks

A stunning three bedroom barn conversion combining original character features with ultra modern fittings set in approximately a quarter acre in an idyllic rural location on the fringe of a small hamlet with far reaching rural views yet only two miles from the A483/A5 providing easy access to all major centres.

This property was until the late 1980's still used as a cow shed. The original stone and slate portion was converted to residential until the present owners took ownership three years ago who have provided a sympathetic refurbishment retaining original character features such as exposed stonework and beams together with a wrap-around single storey extension accommodating a stunning family / dining room / integrated kitchen with bi-folding doors to the garden. It now comprises a full height entrance hall, shower room, lounge with cast stove, the extension, inner hall, utility and boot rooms and a third bedroom. Upstairs a galleried landing leads to two double bedrooms and a bathroom. The property is oil centrally heated from a "Stanley" range cooker and double glazed to all but the utility. From measurements taken from the Ordnance Survey, the plot extends to approximately 0.255 acre which includes parking for at least four cars, a choice of seating areas to take advantage of the views and an orchard area.



BOWEN

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SINCE 1862

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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.

Location: The property is situated on the fringe of the hamlet of Fron Isaf, close to the picturesque Ceiriog & Dee Valleys which offer a variety of activities including fishing, walking, pony trekking and mountain biking. There is an extensive array of local footpaths including Offa's Dyke along Stryt y Veri and both Chirk Castle & Pontcysyllte Aqueduct are about a mile away. The nearby town of Chirk (2 miles) has a range of shops and amenities while the A5/A483 offers direct links to the larger towns of Llangollen (6m), Oswestry (8m), Wrexham (10m) and Chester (20m). The Train Station at Chirk offers services to Birmingham and Manchester, with onward links beyond.

Constructed Predominantly of stone beneath a slated roof with a wrap-around timber framed extension beneath a rubberised roof to one side and the rear.

Accommodation

On The Ground Floor:

Entrance Hallway: 12' 9" x 8' 11" (3.88m x 2.72m) Approached through a wide arched doorway. "Buckley" tiled floor. Column radiator. Part timbered walls and oak and pine exposed beamed ceiling. Part exposed stonework to walls. Understairs storage cupboard. Mains smoke alarm. Full height Galleried Landing above. Turned staircase with step-lighting leading off. Open window and doorway to:

Shower Room: 9' 2" x 5' 9" (2.79m x 1.75m) 5' (1.50m) shower tray with mains thermostatic shower above, close coupled dual flush w.c. and vanity wash hand bowl with monobloc mixer tap attachment. Tiled floor. Part tiled walls. Chrome ladder radiator.

Lounge: 14' 9" x 11' 7" (4.49m x 3.53m) Multi-fuel cast stove to a brick-faced fireplace recess with heavy timber beam above. Exposed beamed ceiling. Strip oak flooring. Radiator. Three double power points exposed with

concealed spurs to a wall mounted recess with television. Open fronted log store. Square opening to:

L-Shaped Family/Dining Room/Kitchen: 19' 9" x 11' 3" (6.02m x 3.43m) and 15' 5" x 10' 7" (4.69m x 3.22m). The Kitchen Area is fitted with dark grey toned laminate fronted units having contrasting quartz work surfaces and upstands including a one-and-a-half-bowl stainless steel sink with monobloc mixer tap inset into a range of two-doored base units and an integrated dishwasher with corner full height storage cupboard and extended work surface. Range of three tall units with an eye-level coffee machine, wine cooler and two electric ovens. Further breakfast bar with drawer storage and wine cooler beneath. Further double base cabinet and shelved storage unit. Inset "Bosch" induction electric hob with a circular ceiling mounted extractor above. Inset ceiling lighting. Six double power points exposed with concealed spurs for appliances. 9'9" (2.97m) wide bi-folding doors to the garden. Part exposed stonework to walls. Oak-effect vinyl tiled flooring.

Inner Hall: 18' 0" x 4' 8" (5.48m x 1.42m) Radiator. Double power point. Matching flooring.

Utility Room: 9' 0" x 4' 9" (2.74m x 1.45m) Belfast sink. Suspended wall cabinet. Part exposed stonework to walls. Inset ceiling lighting. Concealed power points.

Boot Room: 12' 5" x 6' 7" (3.78m x 2.01m) Free-standing two oven "Stanley" cooker range with back boiler. Slate tiled floor. Exposed beamed ceiling. Extractor fan. Two double power points.

Bedroom 3: 9' 6" x 7' 9" (2.89m x 2.36m) Slate tiled floor. Column radiator. Exposed beamed ceiling. Painted stonework to one wall.









On The First Floor:

Galleried Landing: 12' 8" x 8' 10" (3.86m x 2.69m) With exposed purlins and wall timbers. Built-in cupboard. "Velux" roof-light. Airing cupboard with immersion heater fitted. Mains smoke alarm.

Bedroom 1: 14' 4" x 12' 2" (4.37m x 3.71m) at purlin height. Two end double glazed windows and "Velux"-style double glazed roof-light. Tall column radiator. Range of full depth low level cupboards. Two double power points exposed and two concealed single power points within the cupboard.

Bedroom 2: 14' 6" x 9' 6" (4.42m x 2.89m) at purlin height. Double glazed end window. Fitted wardrobes. Exposed roof purlins. Two double and one single power points. Radiator.

Bathroom: 9' 3" x 5' 4" (2.82m x 1.62m) Fitted three piece contemporary styled suite comprising a close coupled dual flush w.c., panelled bath with cascade monobloc and mixer tap attachments and a vanity wash hand basin having wall mounted monobloc above. Porcelain tiled floor. "Velux"-style double glazed roof-light. Part tiled walls.

Outside: Separate five-bar and pedestrian gates lead to a stoned Parking Area for four cars, off which there are two timber Store Sheds. At the front there are antique sett pathways together with a cottage-style garden. To the side and rear there are areas of predominantly lawned garden and stoned Seating Areas with corner timber decking together with informal cottage-style gardens, from where there are views across open countryside. Beyond the lawns there is an Orchard Area with apple, cherry and plum trees. Aluminium framed Greenhouse.

Services: Private water and drainage supplies. Mains electricity is connected subject to statutory regulations. The central heating is a conventional radiator system effected by the back boiler to the "Stanley" cooker range situated in the Boot Room. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 20|G.

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

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Directions: For satellite navigation use the post code LL14 5AH. From Halton roundabout at the junction of the A5 and A483 follow the signs for Llangollen. At the first roundabout bear right on the A5. Take the second left then continue for 0.4 mile until taking the first right just before the Marina on the left. Continue 0.6 mile then go straight across at a crossroads after which "The Barn" will be seen after a further 200 yards as the first on the right.

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