



The Barn Pant Howy, Bryneglwys, Corwen, LL21 9ND

£495,950

 3  3  2  C

EPC - C71

Council Tax Band - E Tenure - Freehold

SUMMARY

*** NO CHAIN***

This beautiful detached stone / slate barn is located in charming village of Bryneglwys, Corwen, this delightful house offers a unique blend of historical character and modern comfort. With views over looking the Clwydian Range. This property has development opportunity for a further annex and land available by separate sale.

As you step inside the barn you are greeted by a spacious reception room leading into the kitchen / dinner with a separate utility room. Upstairs the property features three well-proportioned bedrooms, providing ample space along with two bathrooms. The thoughtful layout of the property enhances its functionality, catering to the needs of modern living while retaining its historical charm.

This residence is not just a house; it is a home steeped in history, offering a unique opportunity to own a piece of the past while enjoying the comforts of contemporary life. Whether you are looking to settle down in a tranquil village or seeking a holiday retreat, this property in Bryneglwys is sure to impress. Embrace the opportunity to make this charming house your own and enjoy the beauty of the surrounding landscape.



Accommodation

Oak door leading into:

Reception Room

23'0" x 12'0" (7.03 x 3.66)

With oak flooring, oak bifold door, powerpoints, radiator, exposed beams, stairs off leading to the first floor.

Kitchen / Dining Room

24'10" x 15'1" (7.57 x 4.62)

With access from the reception room, a spacious kitchen / diner. The kitchen comprises of wall, draw and base units with polished marble effect worktops, stainless steel mixer tap with sink and drainer, slate flooring, powerpoints, range cooker, oak window to the front elevation enjoying the stunning views, oak window to the side elevation. Oak to the back elevation and a door leading into:

Utility Room / Back Room

10'0" x 6'0" (3.06 x 1.85)

A range wall and base units matching the kitchen, stainless steel mixer tap, sink and drainer, powerpoints, small oak window to the side elevation, and oak door to the side elevation. Sliding door leading into

W.C / Boot room

6'0" x 4'11" (1.85 x 1.50)

Stainless steel wall mounted radiator, low flush W.C, wash basin, sliding wardrobe for coats and shoes.

Stairs

Oak stairs case, oak raw time baulstrade and toughened glass section leading onto:

Landing

Which is 'L' shaped, it has a double glazed Velux roof window, a double glazed window to the rear, double glazed window to the front, oak flooring and a cupboard which houses the manifold controls for the first floor, under floor heating, leading onto:

Bedroom One

16'4" x 11'5" (5.00 x 3.50)

A cottage door, which has oak flooring with under floor heating, fitted furniture, incorporating a headboard, side units, full height wardrobes, additional built in wardrobes and two double glazed windows to the front

En Suite

5'6" x 4'11" (1.70 x 1.50)

Which has a Corner steam shower which is unused, a wash basin in vanity Units, W.C, extractor fan, chrome heated towel rail and a double glazed window to the back elevation.





williamsestates

Hallway

Which connects to two further double bedrooms and the family bathroom

Bedroom Two

15'1" x 9'2" (4.60 x 2.81)

Double bedroom with high vaulted ceiling, three double glazed Velux roof windows, double glazed window overlooking the rear, a traditional wall with oak detailing with an exposed oak structure

Bedroom Three

14'7" x 10'11" (4.45 x 3.33)

Double bedroom with power points, cat 5 wiring for the internet, wiring for a flat screen T.V to be mounted to the wall, double glazed windows at the front with views looking out to Berneglis, Berwyn mountains and beyond



williamsestates

Family Bathroom

7'8" x 5'8" (2.35 x 1.74)

Which has a bath with shower over, body spray shower and rain shower, low voltage downlights, double glazed roof window, wash basin and W.C in fitted furniture

Double Garage

A large spacious secure garage, oak window to the front, lighting and ample storage.



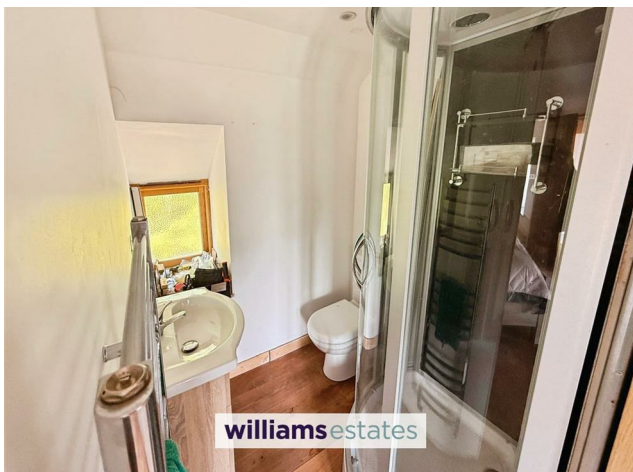
williamsestates

Outside

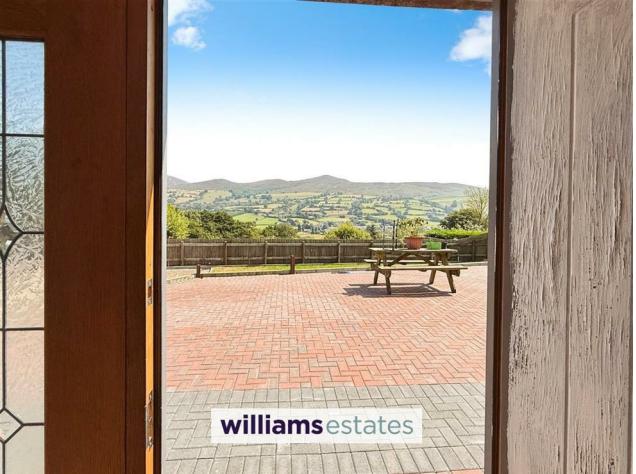
Ample parking with vehicle access to the front of the property laid with gravel, a further raised blocked paved patio area and a lawned area offering a place to sit and admire the views.

Directions

From our Ruthin, head down Well Street at the junction continue straight on to Llanfair Road continue along this road for 6.1 miles through Nant y Garth, then turn right follow the road for 1.7 miles at the stop junction, turn right and continue for 1.3 miles along the A5104 bear right in 50 yards turn right and follow the road for 0.3 miles turn left and continue for 30 yards the property will be located on right



williamsestates





williamsestates

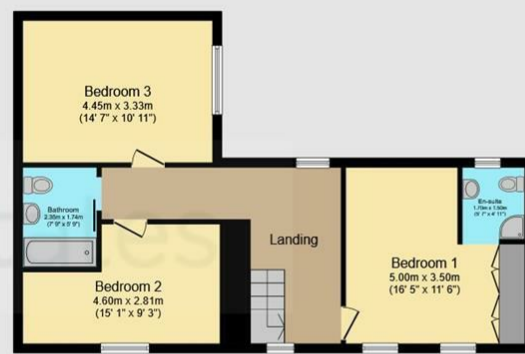
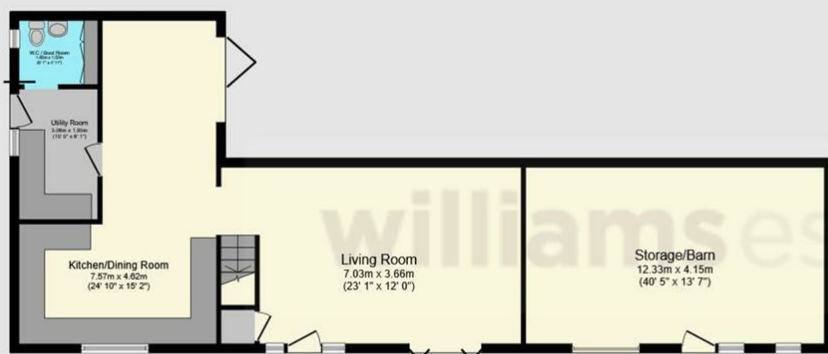


williamsestates



williamsestates





Total floor area: 157.7 sq.m. (1,697 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01824 704050
Ruthin@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

williamsestates