

BRYN BACH

BRYNEGLWYS | CORWEN



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BRYNEGLWYS | CORWEN | DENBIGHSHIRE | LL21 9NP

Corwen 6 miles | Ruthin 10 miles | Llangollen 11 miles | Wrexham 20 miles
Birmingham 84 miles | London Euston 2 hrs 50 mins
(Distances and time approximate)

**A beautifully renovated 18th-century stone barn conversion with panoramic valley views,
luxury finishes, landscaped gardens and state-of-the-art equestrian facilities
within the Clwydian Range & Dee Valley AONB**

Fully renovated 18th-century Welsh stone detached Barn
Zoned under-floor heating with Indian sandstone flooring
Two double bedrooms & stylish bathrooms
Electric-gated equestrian facility with new 20 × 40 m arena
Principal suite with far-reaching countryside views
Professional stable block with Quattro rubber flooring & CCTV
Panoramic valley views & landscaped lawns with terrace

VIDEO TOUR



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LOCATION & SITUATION

Bryn Bach sits on the edge of Bryneglwys between Corwen and Ruthin, within the Clwydian Range & Dee Valley AONB. The area is renowned for its scenery, riding routes and walking trails, including Llandegla Forest and the River Dee. Local market towns offer everyday amenities, while the A5/A483 provide easy links to Chester and beyond.

Road: Excellent access via the A5 and A483, connecting to Wrexham, Chester and the North West motorway network.

Rail: Wrexham General Station provides direct links to Chester, Shrewsbury, Birmingham New Street and London Euston (approx. 2 hrs 30 mins).

Air: Manchester, Liverpool and Birmingham airports all within about 1 hour 30 mins, offering convenient UK and international connections. Manchester, Liverpool and Birmingham airports all within about 1 hour 30 mins.

Schools: Good state and independent schools nearby, including those in Oswestry, Ellesmere and Wrexham, with further options in Ruthin and Shrewsbury.

Sporting: Nearby activities include walking, riding and cycling in Llandegla Forest, golf in Ruthin and Corwen, and water sports along the River Dee at Llangollen.

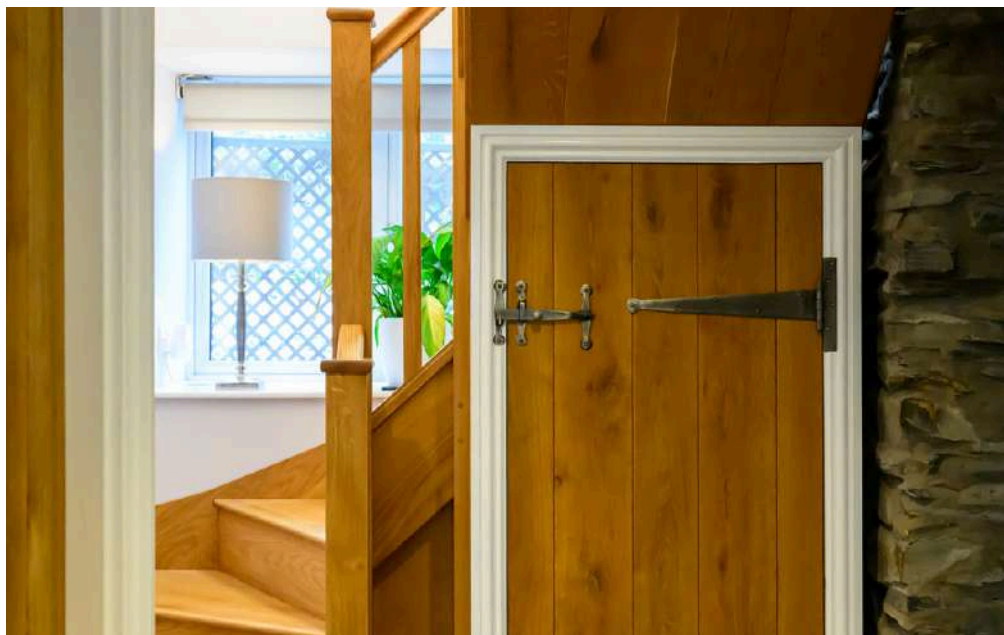


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Bryn Bach is an 18th-century Welsh stone home taken back to stone and rebuilt with efficiency and comfort in mind. Fully insulated with zoned under-floor heating, it combines craftsmanship with modern design. The bespoke kitchen and open-plan living area flow through French doors to an Indian sandstone terrace, perfectly framing the sweeping valley views.

Two stylish bedrooms and elegant bathrooms complement the beautifully presented interiors, while the adjoining electric-gated equestrian yard provides top-tier facilities for the professional or private rider.





THE ACCOMMODATION

Internally, Bryn Bach delivers exceptional attention to detail throughout. The open-plan kitchen and sitting area form the heart of the home, finished with Indian sandstone flooring that continues through to the sun terrace. The bespoke kitchen features NEFF ovens, an oil-fired AGA, matt-black marble worktops, and integrated Bosch appliances. French doors flood the space with natural light and frame far-reaching valley views, while a log-burning stove offers a warm focal point.

The ground floor also includes a stylish family bathroom with P-shaped bath and rainfall shower, plus a utility room opening to a neatly arranged courtyard housing

the oil tank and log store. Upstairs, the principal bedroom enjoys superb proportions and panoramic views through the front window, complemented by Velux roof-lights. The second double bedroom includes an alcove ideal for a study or home office. A contemporary shower room and oak finishes throughout reinforce the property's blend of quality and character.

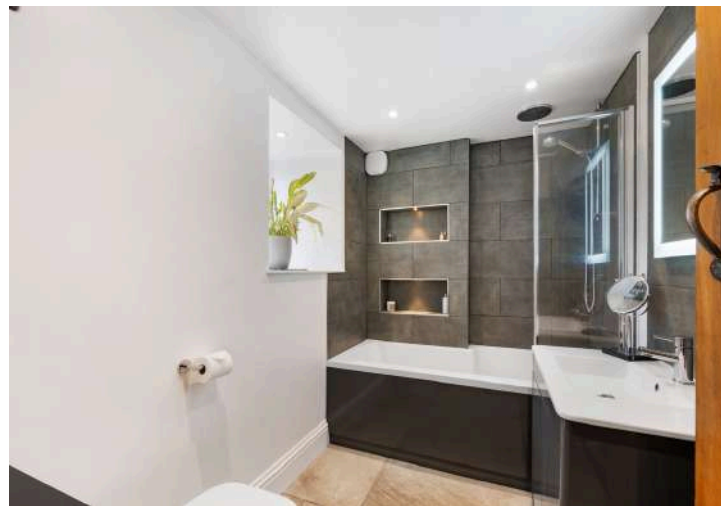
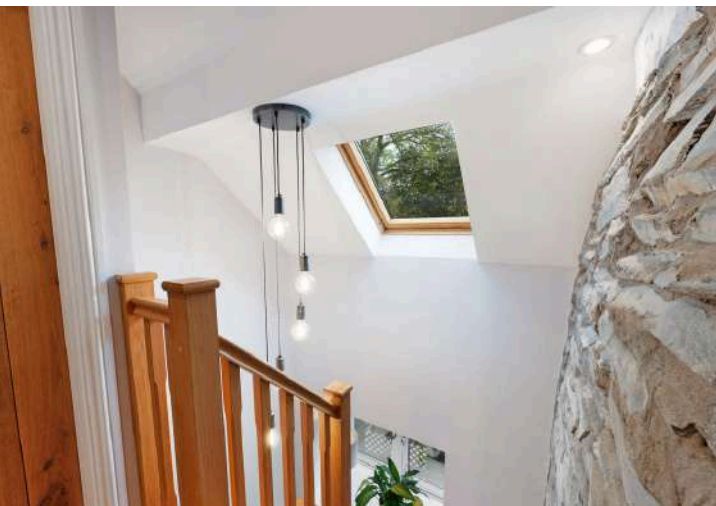
The property also offers a range of practical modern benefits, including Starlink high-speed internet connectivity, a comprehensive 16-camera CCTV security system, and three-zoned underfloor heating throughout the ground floor. It is also exceptionally well-insulated,

contributing to its impressive EPC rating of C.

Sweeping lawns surround the property, with an Indian sandstone terrace accessed from the French doors, offering an idyllic space to enjoy the panoramic valley outlook. A broad gravel parking area provides ample space for multiple vehicles, while a separate, electric-gated entrance leads to the equestrian facility with its professional stable block, 20 x 40 m arena and individual turnout paddocks. The oil tank and log store are discreetly positioned within a tidy rear courtyard, keeping the main garden uncluttered and picturesque.



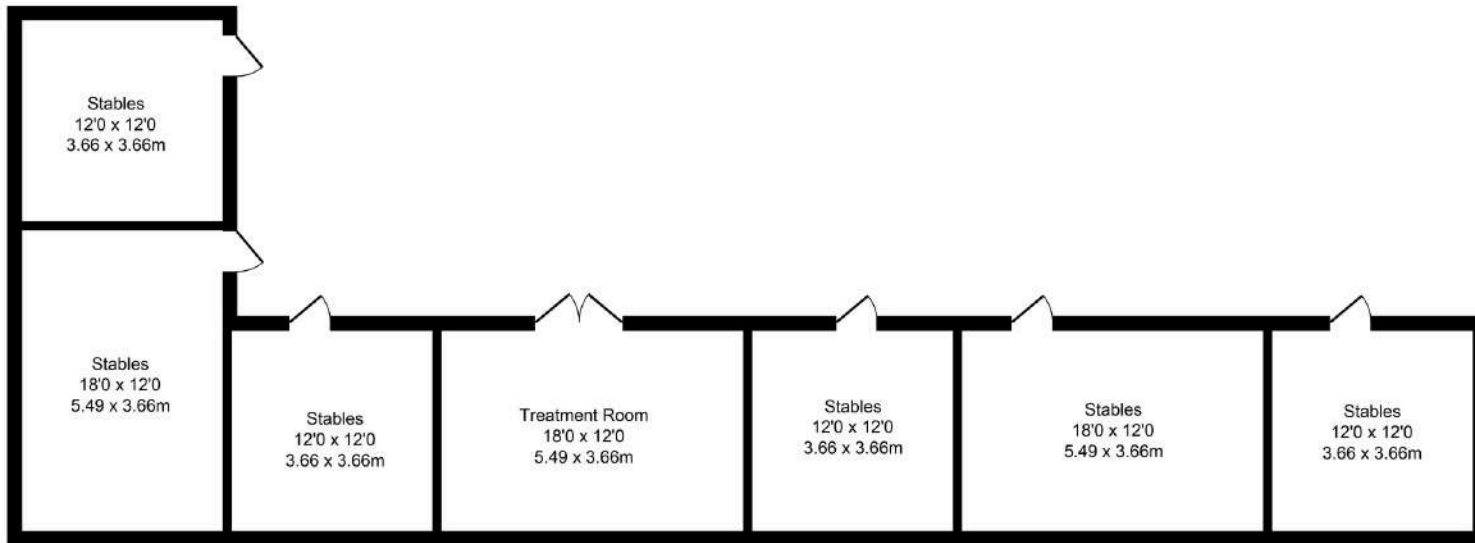




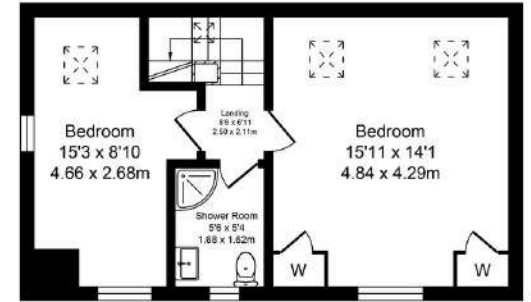
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SCAN HERE



Approximate Area = 1089 sq ft / 101.2 sq m
Outbuildings = 1258 sq ft / 116.9 sq m
Total = 2347 sq ft / 218.1 sq m
For identification only - Not to scale



First Floor







LAND & OUTBUILDINGS

EQUESTRIAN FACILITIES

British Horse Society Approved and accessed via its own electric-gated entrance (separate from the house) with secure, level lorry/box parking and turning. Purpose-built stable block arranged around a safe hardstanding with a mix of four 12'x12' boxes and two larger 18'x12' boxes plus a dedicated 18'x12' treatment bay/ tack or feed room; automatic water feeders and 22 mm Quattro bonded, sealed rubber flooring throughout. Quattro cushioned anti-slip Flexscreed yard; practical circulation for vets and farrier. Individual HD CCTV to every stable with secure 24/7 remote access and beam-alarmed security. Brand-new 40x20 floodlit arena with silica sand & fibre surface for ridden and in-hand/rehab work incorporating full under surface rainwater drainage system. Treatment-led private or veterinary-referral rehabilitation with 24-hour professional care available on site (Elite Equine Therapies).

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water and electricity, oilfired central heating, and a shared septic tank drainage system. Broadband and mobile coverage are available.

LOCAL AUTHORITY

Denbighshire County Council, Station Rd, Ruthin, LL15 1BE. Tel: 01824 706000

COUNCIL TAX

Council Tax Band – E

EPC

Current EPC Rating - C

DIRECTIONS

What3Words ///mealtime.rumbles.crossings

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves, whether mentioned in these particulars or not. (A public footpath runs alongside the driveway; lightly used in practice.)

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



Bryn Bach

Halls¹⁸⁴⁵

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