



The Granary , Tallarn Green, SY14 7NB

Helping *you* move





Rich in character and set in rural Tallarn Green, this five-bedroom Grade II listed barn conversion offers spacious characterful accommodation with exposed beams, an open-plan kitchen/diner, multiple reception rooms, two staircases, generous bedrooms, attractive gardens, a rear courtyard, a double garage and ample parking.

- Exceptionally presented five bedroom barn conversion
- Grade II Listed
- Peaceful rural location
- Filled with charm, highlighted by exposed timbers and brick detailing
- Superb open plan kitchen/diner
- Spacious lounge with a feature brick fireplace
- Feature-rich dining room
- Master bedroom with an ensuite
- Well maintained gardens
- EPC tbc, Council tax band H



Set in a rural location on the edge of Tallarn Green, this beautifully presented five-bedroom Grade II listed barn conversion offers generous accommodation and a wealth of character features throughout, including exposed beams and exposed brickwork. A spacious entrance hall welcomes you into the home. To the right is the open-plan kitchen/diner, fitted with a farmhouse sink, Rangemaster cooker and a useful walk-in pantry. There is also a separate utility room providing additional storage. Continuing through the ground floor is a versatile bedroom/study and a modern downstairs shower room. The spacious lounge features a brick fireplace and French



doors opening onto the patio area, while a separate dining room with high ceilings adds further reception space. The property benefits from two staircases. One leads to the lovely master bedroom, which enjoys a modern en-suite shower room. The second staircase serves three further bedrooms and a well-appointed family bathroom.

Externally, the property offers a lovely garden with a gravelled seating area, along with a rear courtyard providing an additional private outdoor space. There is also a double garage and plenty of parking.



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LOCATION

Located close to Tallarn Green which is a beautiful village set in a lovely countryside location on the Welsh/English border. It enjoys the benefits of a primary school, village hall and a church. The popular village of Malpas is 4 miles away which has further amenities including several schools, restaurants and pubs, and a selection of shops. Whitchurch is less than 8 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within commuting distance.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via shared septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

Leave Whitchurch on the A525 Wrexham Road, continue on for approximately 4.5 miles before turning right signposted Tallarn Green. Proceed on this road for approximately 1.5 miles then turn right, carry on and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band H. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

ENERGY PERFORMANCE

EPC tbc. The full energy performance certificate (EPC) is available for this property upon request.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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KITCHEN/DINER

18' 1" x 15' 6" (5.51m x 4.72m)

LOUNGE

15' 6" x 15' 6" (4.72m x 4.72m)

DINING ROOM

19' 7" x 16' 4" (5.97m x 4.98m)

MASTER BEDROOM

15' 5" x 11' 5" (4.7m x 3.48m)

ENSUITE

9' x 4' 7" (2.74m x 1.4m)

BEDROOM TWO

15' 6" x 9' 3" (4.72m x 2.82m)

BEDROOM THREE

11' 5" x 10' (3.48m x 3.05m)

BEDROOM FOUR

11' 5" x 8' (3.48m x 2.44m)

FAMILY BATHROOM

11' 5" x 6' 1" (3.48m x 1.85m)

BEDROOM/STUDY

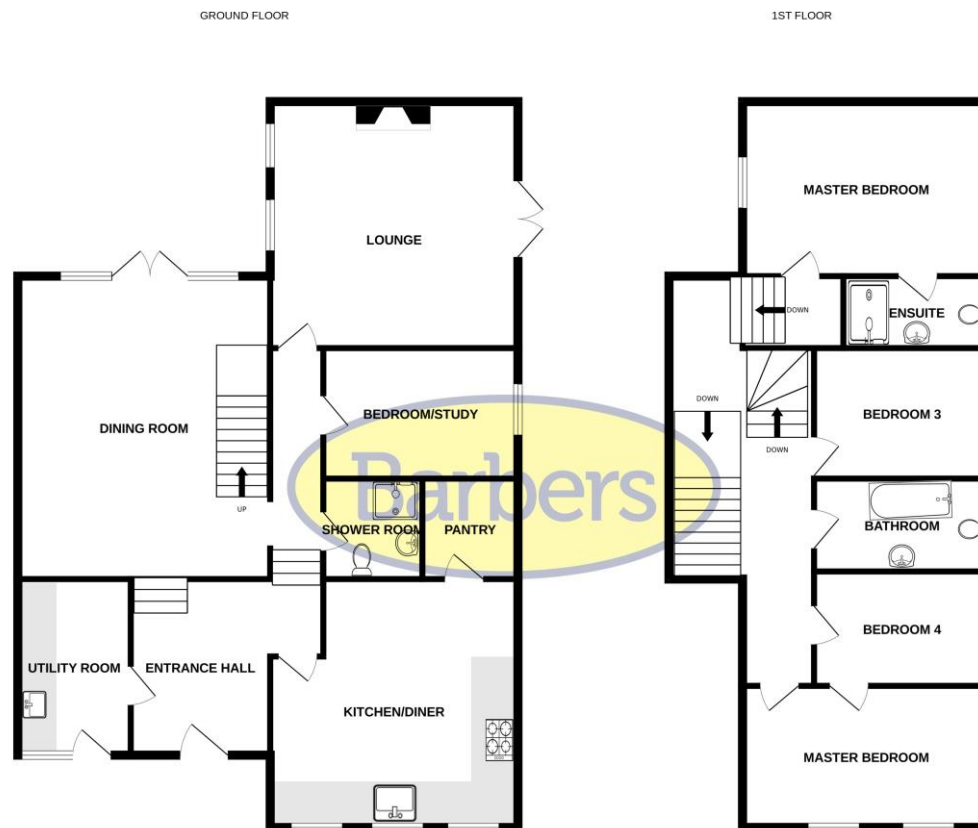
11' 4" x 8' 3" (3.45m x 2.51m)

SHOWER ROOM

7' 9" x 5' 4" (2.36m x 1.63m)

DOUBLE GARAGE

21' 1" x 20' 5" (6.43m x 6.22m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan 6/2026

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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