



**Bryn Bach**

Corwen || LL21 9NP

Offers In Excess Of £600,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Bryn Bach

Corwen || LL21 9NP

Bryn Bach is an exceptional two bedroom 18th-century stone barn conversion, enjoying panoramic valley views and offering a rare opportunity to purchase a truly unique rural home with established equestrian facilities and excellent lifestyle, tourism or business potential, subject to the necessary consents. Sympathetically restored to retain a wealth of character, the property blends traditional charm with modern comforts throughout. The heart of the home is the impressive open-plan kitchen/living area, featuring Indian sandstone flooring, a bespoke fitted kitchen with oil-fired AGA and integrated Bosch appliances, together with a welcoming sitting area centred around a log-burning stove. The ground floor also benefits from a family bathroom, utility room and an enclosed courtyard. To the first floor, there are two double bedrooms, including a generous principal bedroom enjoying stunning views across the surrounding countryside, along with a contemporary shower room. The property has been finished to a high standard and includes high-speed internet, a 16-camera CCTV system, three-zoned underfloor heating and excellent insulation throughout, providing comfort and practicality alongside its character features. Currently arranged as an equestrian property, Bryn Bach offers exceptional flexibility and is ideally positioned to take advantage of the area's popular walking, cycling and riding routes. With its spectacular setting, quality accommodation and range of facilities, the property presents an outstanding rural lifestyle opportunity, with further potential for tourism, leisure or business use, subject to any necessary permissions.

- BEAUTIFULLY RENOVATED 18TH CENTURY STONE BARN CONVERSION
- STUNNING VALLEY VIEWS
- BRITISH HORSE SOCIETY APPROVED EQUESTRIAN FACILITIES
- PURPOSE-BUILT STABLE COMPLEX
- 40M X 20M FLOODLIT ARENA
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- AMPLE GRAVELLED PARKING
- 16 CAMERA CCTV SECURITY SYSTEM
- LOCATED CLOSE TO POPULAR WALKING, MOUNTAIN BIKING AND RIDING ROUTES
- TWO SPACIOUS DOUBLE BEDROOMS



### Entrance Hallway

Composite door leads into entrance hallway with under-stairs storage, solid oak staircase leading to first floor, feature exposed stone walls, tiled flooring, recessed LED lighting, doors to utility and downstairs bathroom and opening to

### Open Plan Kitchen/Dining Area

A light and airy open plan kitchen, dining leading to living area. The kitchen houses a range of wall, base and drawer units with matt black marble worktops incorporating a Belfast sink unit with mixer tap over. Integrated eye-level double oven, oil-fired AGA cooker, double glazed window to rear, Indian Sandstone paved floors, recessed LED lighting, space for dining table. The kitchen features stone walls and oak beams with an impressive opening into living room.

### Living Area

The living room features uPVC double glazed French doors onto the garden area. Log burner set on a slate hearth with wooden mantel over, continuation of sandstone flooring, recessed LED and window to the side.

### Utility

Useful utility space with wall and base units with matt black marble work tops over incorporating a sink unit with mixer tap. Space and plumbing for washing machine and dryer. Composite stable door to side of property, double glazed frosted window to rear, splash-back tiling, recessed LED lighting and tiled flooring.

### Downstairs Bathroom

A modern three piece suite comprising of low level W.C, hand wash basin with vanity storage under, P-shaped bath with dual hose rainfall shower and

integrated tiled shelving and lighting. Recessed LED lighting, tiled flooring, heated towel rail, extractor fitted vanity mirror and window to front.

### First Floor Landing

Solid oak flooring, Velux sky light, ceiling light point, exposed stone wall and doors to bedrooms and shower room.

### Bedroom One

Spacious bedroom with two Velux windows and an additional window with countryside views. Two built in storage cupboards, traditional style radiator, oak flooring, vaulted ceiling with beam and recessed LED lighting.

### Bedroom Two

Two double glazed windows to the front and side with deep set window-sills. Traditional style radiator, oak flooring, vaulted and beamed ceiling with recessed LED lighting.

### Shower Room

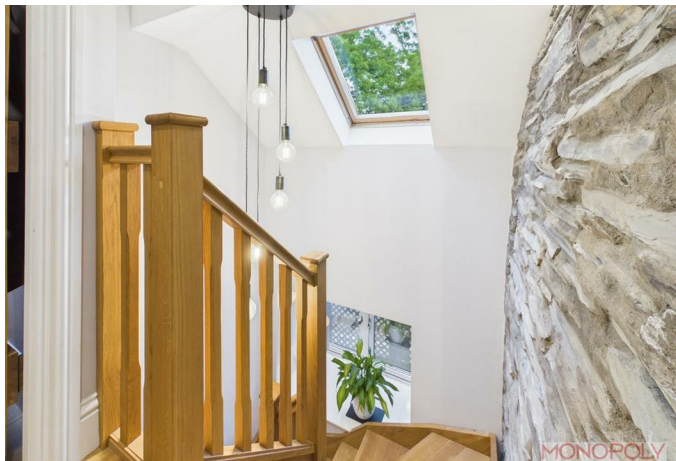
Three piece suite comprising a low-level WC, wash hand basin set on vanity storage and a corner enclosed dual hose rainfall shower. Oak flooring, built in light up vanity mirror, beamed ceiling, recessed LED lighting, heated towel rail and uPVC double glazed window.

### Gardens

Beautifully maintained lawns to the front of the property, complementing the stunning countryside setting and panoramic valley views. An Indian sandstone terrace, accessed directly from the living space, creates a wonderful area for relaxing and entertaining outdoors.

A spacious gravelled parking area provides extensive parking, while a separate gated equestrian entrance





ensures the smooth operation of the equestrian facilities independent of the main residence. A sheltered courtyard houses the property's services and log store, preserving the attractive appearance and functionality of the gardens.

Enclosed courtyard housing the oil tank boiler and wood store, gate to the front.

#### **Equine Facilities**

The equestrian facilities are accessed via a separate electric-gated entrance from the main residence, providing secure, level parking and turning space for horseboxes and lorries.

A purpose-built stable yard is arranged around a safe hardstanding area and comprises four 12ft x 12ft stables, two larger 18ft x 12ft stables, and a versatile 18ft x 12ft treatment bay/tack or feed room. The stables benefit from automatic water feeders and high-quality 22mm Quattro bonded and sealed rubber flooring throughout.

The yard is finished with Quattro cushioned anti-slip Flexscreed surfacing, offering excellent practicality for daily management, veterinary visits and farrier access. Comprehensive security measures include individual HD CCTV coverage to each stable, secure 24/7 remote monitoring and beam-alarmed protection.

A recently installed 40m x 20m floodlit arena features a premium silica sand and fibre surface, together with a full sub-surface drainage system, making it ideal for schooling, rehabilitation and in-hand work.

The land is divided into individual turnout paddocks enclosed by post-and-rail fencing, all equipped with automatic water feeders. In addition, there are three silica sand and fibre turnout areas suitable for horses requiring restricted grazing.

The property also benefits from access to professional rehabilitation and therapy services through Elite Equine Therapies, with 24-hour care available on site, and is recognised as a British Horse Society Approved establishment.

#### **Additional Information**

The home was converted from a barn and maintains character features including exposed stone walls, oak beams, internal doors, flooring and staircase. Private drainage. Oil-fired central heating with two-zone underfloor heating to the ground floor, together with an oil-fired AGA and log-burning stove. Hive smart heating. The property has star link internet which is run by satellite. There are cables for electric vehicle charging are available but not fitted currently. There is ample scope for changing the use of the equine facility to a number of different uses- pods, cattery, kennels etc subject to local planning.

#### **Important Information**

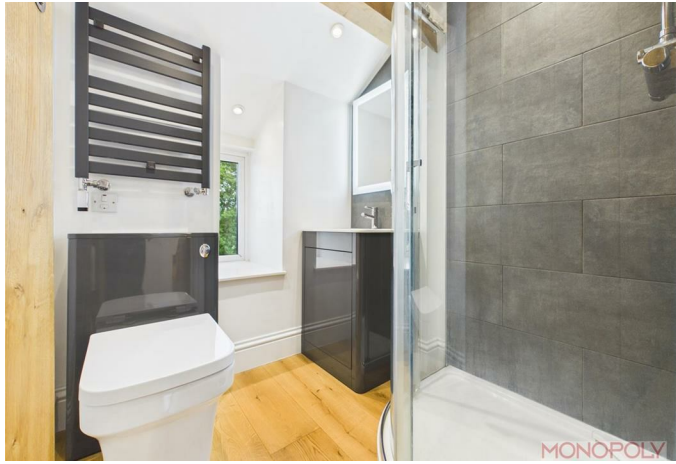
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification



from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





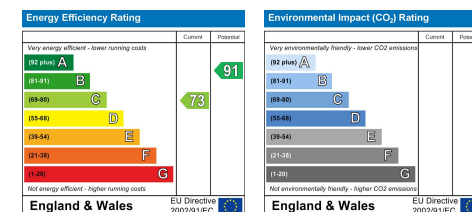


**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





MONOPOLY

BUY • SELL • RENT















Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

**MONOPOLY**<sup>®</sup>  
BUY ■ SELL ■ RENT