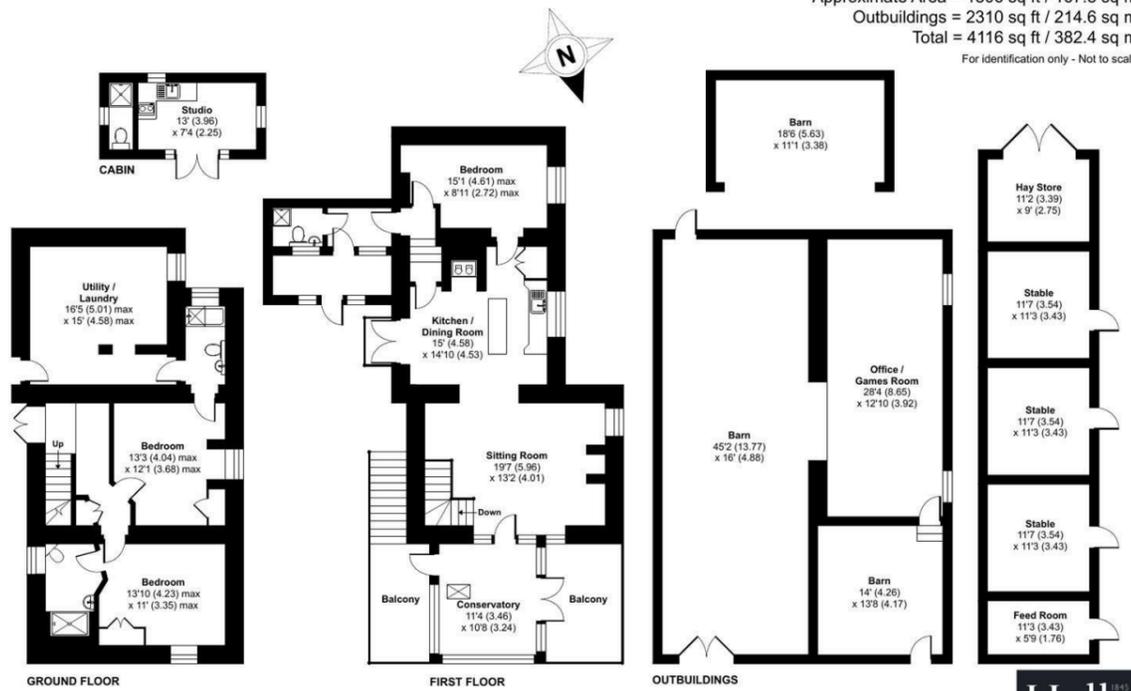


The Granary Pant Farm, Glyn Ceiriog, Llangollen, LL20 7BY



Approximate Area = 1806 sq ft / 167.8 sq m
 Outbuildings = 2310 sq ft / 214.6 sq m
 Total = 4116 sq ft / 382.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1404793



FOR SALE

Offers in the region of £465,000

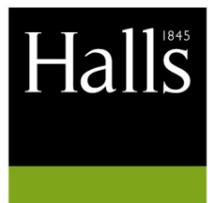
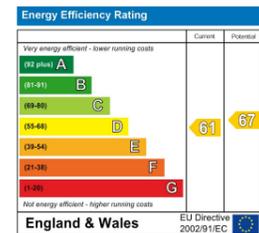
The Granary Pant Farm, Glyn Ceiriog, Llangollen, LL20 7BY

A highly individual three-bedroom, three-reception former granary set in a stunning rural position overlooking the Glyn Ceiriog Valley. The property extends to approximately six acres, including pasture, woodland, paddocks and a stream, with excellent equestrian facilities and extensive outbuildings. A successful shepherd's hut holiday let provides additional income potential. Enjoying exceptional views, privacy and ample parking, the property offers an outstanding lifestyle opportunity in a sought-after countryside setting.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
 20 Church Street, Oswestry, Shropshire, SY11 2SP
 E: oswestry@hallsgb.com



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3 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Characterful three-bedroom, three-reception link-detached former granary
- Set within approximately 6 acres including grazing fields, paddock, woodland and stream
- Successful shepherd's hut holiday let providing additional income
- Stunning views across the Glyn Ceiriog Valley with ample parking and privacy
- Equestrian facilities: three stables, two hay barns and feed room

DESCRIPTION

Set within a truly spectacular rural position overlooking the Glyn Ceiriog Valley, The Granary is a highly individual three-bedroom, three-reception link-detached former granary offering an exceptional lifestyle opportunity, combining characterful accommodation with extensive land, equestrian facilities and proven holiday-let income.

The main house provides well-proportioned and versatile accommodation arranged over two floors, extending to approximately 1,806 sq ft. The layout centres around a generous sitting room and a well-appointed kitchen/dining room, complemented by further reception space including a conservatory and an additional family/games room, creating excellent flexibility for everyday living, entertaining or home working. There are three comfortable bedrooms served by bathroom facilities, with many rooms enjoying far-reaching countryside views across the surrounding valley.

Externally, the property is approached via a private drive with ample parking and opens out into approximately 6 acres of mixed land, including pasture, grazing fields, an additional paddock and areas of woodland intersected by a natural stream, creating a particularly attractive and private setting. The land is ideally suited to equestrian or smallholding use and includes a range of substantial outbuildings extending to approximately 2,310 sq ft, comprising three stables, two hay barns and a feed room, together with further barn space offering scope for storage, workshops or alternative uses (subject to any necessary consents).

A particular feature of the property is the successful shepherd's hut holiday let, providing an established and valuable supplementary income stream while making full use of the outstanding landscape and visitor appeal of the Ceiriog Valley. Enjoying peace, privacy and breath taking scenery, yet remaining accessible to Llangollen and the wider North Wales and Shropshire border region, The Granary represents a rare opportunity to acquire a character home with land, income potential and unrivalled views in one of the area's most picturesque settings.

OUTSIDE

The Granary is approached via a private driveway providing ample off-road parking and access to the principal residence, outbuildings and land. The property sits within approximately 6 acres of attractive sloping countryside comprising two grazing fields, an additional paddock, areas of mature woodland and pasture, all enjoying a high degree of privacy and far-reaching views across the Glyn Ceiriog Valley.

A natural stream meanders through part of the land, enhancing the setting and biodiversity, while the mix of open pasture and wooded areas offers excellent scope.

The equestrian facilities are a real asset and include three stables, two hay barns and a separate feed room, arranged for practical day-to-day use. In addition, there are further substantial barns and outbuildings, providing generous storage, workshop space or potential for alternative uses, subject to the necessary consents.

Set slightly apart is a successful shepherd's hut holiday let, discreetly positioned to take full advantage of the outlook and surroundings, offering an established income stream while maintaining privacy from the main house.

Overall, the outside space at The Granary is a standout feature, combining usable land, excellent facilities and exceptional scenery, making it ideally suited to equestrian, leisure or rural lifestyle use.

SITUATION

The Granary occupies a superb rural position within the Glyn Ceiriog valley, enjoying privacy, open countryside and far-reaching views. The nearby village offers everyday amenities, while the popular market town of Llangollen is a short drive away, providing a wider range of shops, schools and leisure facilities. The area is renowned for walking, riding and outdoor pursuits, with good road links connecting to Oswestry, Wrexham and beyond.

DIRECTIONS

From Oswestry, proceed west on the A5 towards Llangollen. Take the exit for Glyn Ceiriog. Upon entering the village, continue to the roundabout by the local shop and take the left-hand exit. After approximately 100 yards, take the first right-hand turning. Continue along this lane for approximately one mile, where the property will be found on the left-hand side, identified by the bottom black gates.

SERVICES

Private shared water supply, private shared drainage and oil-fired central heating.

W3W

What3words:///shaves.jumpy.manifests

TENURE

Freehold tenure. We understand that part of the property is subject to a flying freehold arrangement.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Wrexham County Borough Council.

SCHOOLING

The area is well served by a range of schooling options. Primary education is available locally within the Ceiriog Valley, with further primary and secondary schools accessible in Llangollen and the nearby market town of Oswestry, which also offers a selection of well-regarded independent schools.

VIEWINGS

Strictly by prior appointment through Halls. Please contact the Oswestry office to arrange a convenient viewing time.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.