

# Town & Country

Estate & Letting Agents

Horseman's Green, Whitchurch

£725,000



A stunning Grade II-style barn conversion set within a charming rural hamlet, offering beautifully presented and character-filled accommodation alongside approximately 3 acres of land, stables, landscaped gardens, extensive parking, and versatile living space with far-reaching countryside views.

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## DESCRIPTION

Situated within a delightful rural hamlet, this beautifully presented barn conversion, believed to date back to approximately 1791, must be viewed to be fully appreciated. Offering around 3 acres of land, the property successfully combines charming original character with modern comforts, including UPVC double glazing and oil-fired central heating.

The accommodation is both spacious and versatile, featuring an impressive entrance hall/dining room with a staircase rising to a gallery landing and a cast-iron log burner set within an inglenook-style brick fireplace. The L-shaped kitchen/dining room is fitted with an attractive range of shaker-style units and features a traditional Rayburn stove set within an exposed brick fireplace, while French doors open onto the rear patio and gardens.

There are four bedrooms arranged across both floors, together with modern bathroom and shower room facilities, while the first-floor living room has been positioned to fully enjoy the surrounding countryside views.

Externally, the property is approached through farmhouse-style gates opening onto extensive gravel parking, with beautifully landscaped gardens, patio areas, water features, outbuildings, stables, and approximately 3 acres of land divided into three paddocks.

## LOCATION

The Barn enjoys a peaceful position within a picturesque rural hamlet in the Wrexham area, close to the border of Shropshire and near the market town of Whitchurch, surrounded by open countryside and scenic farmland. Despite its tranquil setting, the property remains conveniently located for access to Whitchurch, which offers a range of independent shops, supermarkets, schools, restaurants, and leisure facilities. Excellent road links provide straightforward access to Wrexham, Chester, Shrewsbury, Nantwich, and the wider North West, making the property ideal for those seeking countryside living without sacrificing convenience.



## ENTRANCE HALL/DINING ROOM

17'4" x 12'9"

Entered via a solid oak door opening into an impressive reception space featuring slate flooring, exposed beams and brickwork, and a double-height ceiling. A cast-iron log burner is multi fuel (clear view) and sits within an inglenook-style fireplace, while windows face both the front and rear elevations. A staircase with wooden banister and balustrade rises to the first-floor gallery landing. Latch doors provide

access to the kitchen/dining room, both ground floor bedrooms, and a large walk-in storage cupboard.



## KITCHEN/DINING ROOM

18'5" x 17'7" max

A spacious L-shaped kitchen/dining room with continuation of the slate flooring, exposed beams, and exposed brickwork. Windows overlook the front and rear elevations, while UPVC double-glazed French doors open onto the paved patio area.

The kitchen is fitted with a range of shaker-style wall, base, and drawer units complemented by work surfaces incorporating a resin sink unit with mixer tap and integrated dishwasher below. A Rayburn stove is set within an exposed brick fireplace, with recessed downlights and exposed ceiling beams completing the room.



## UTILITY ROOM

9'0" x 6'0"

Fitted with additional cream shaker-style wall and base units with work surfaces incorporating a resin sink unit with mixer tap. Continuation of stone flooring, radiator, and UPVC double-glazed rear access door.



## GROUND FLOOR BEDROOM ONE

14'9" x 8'4" max

Featuring wood-effect laminate flooring, exposed brick walls, recessed downlights, radiator, and side elevation window. Archway leading to:



## EN SUITE BATHROOM

9'2" x 4'7"

Fitted with a white three-piece suite comprising a P-shaped panel bath with mixer tap, electric shower with curved glass screen, dual flush WC, and vanity wash hand basin with mirrored medicine cabinet above. Partially tiled walls, chrome heated towel rail, recessed downlights, and rear elevation window.



## EN SUITE W/C

7'3" x 5'8"

Featuring stone flooring, partially tiled walls, radiator, front elevation window, low-level WC, and pedestal wash hand basin.

## GALLERY LANDING

With exposed ceiling beams, wooden banister and balustrade, circular rear elevation window, built-in storage cupboard, and latch doors leading to the living room, shower room, and first-floor bedrooms.



## GROUND FLOOR BEDROOM TWO

9'6" x 8'1"

With continuation of slate flooring, exposed brickwork, front elevation window, and latch door leading to en suite.



## LIVING ROOM

17'2" x 14'8"

A beautifully appointed first-floor reception room with semi-vaulted exposed beam ceiling and windows positioned to maximise the outstanding rural views. A centrally positioned cast-iron log burner sits within an exposed brick fireplace, creating an attractive focal point.



## SHOWER ROOM

9'0" x 4'6"

Fitted with an oversized shower enclosure with dual-head thermostatic shower, vanity wash hand basin with mixer tap, concealed cistern WC, partially tiled walls, chrome heated towel rail, recessed lighting, extractor fan, and circular opaque rear elevation window.



## PRINCIPAL BEDROOM

16'0" x 10'1" max

Featuring exposed beams and brickwork, recessed downlights, built-in wardrobes, side elevation window overlooking the gardens, and latch door leading to the en suite.



## EN SUITE SHOWER ROOM

8'7" x 7'1" max

Beautifully fitted with an oversized corner shower enclosure with dual-head thermostatic shower, concealed cistern WC, vanity wash hand basin with mixer tap, tiled splashback, mirrored medicine cabinet with spotlights, opaque circular rear window, and airing cupboard.



## REAR GARDEN

The property is approached through traditional farmhouse-style gates opening onto a generous gravel driveway providing extensive off-road parking. Victorian-style lamp posts are positioned at the entrance and beside the front door.

Additional timber gates to the side lead to further parking, the rear gardens, stables, and land beyond.

The beautifully landscaped gardens include paved patio seating areas, brick pathways, ornamental gravel walkways, water features, and a wide variety of mature plants, shrubs, and trees. There are also two useful outside stores, one housing the oil tank and the other offering power and lighting suitable for workshop or storage use.



## BEDROOM FOUR

A further well-proportioned bedroom positioned on the first floor.



## THE STABLES

Accessed through double timber gates, the equestrian facilities include three timber stables with power and lighting, a covered storage area, and greenhouse. Beyond this lies approximately 3

acres of land divided into three separate paddocks, each enclosed and separated by gates.

## **GARAGE ONE**

18'6" x 10'1"

Accessed via double timber garage doors and featuring brick-block flooring, power, lighting, rear access door, and internal access to Garage Two.

## **GARAGE TWO**

18'6" x 11'9"

Also accessed through double timber doors and including a useful utility area fitted with wall and base units, work surface, stainless steel sink unit, and plumbing for a washing machine. Internal latch door leading to a cloakroom WC with low-level WC and wash hand basin.

## **To Make an Offer (Wrexham)**

If you would like to make an offer, please contact a member of our team who will assist you further.

## **Viewings (Wrexham)**

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## **Services (Wrexham)**

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

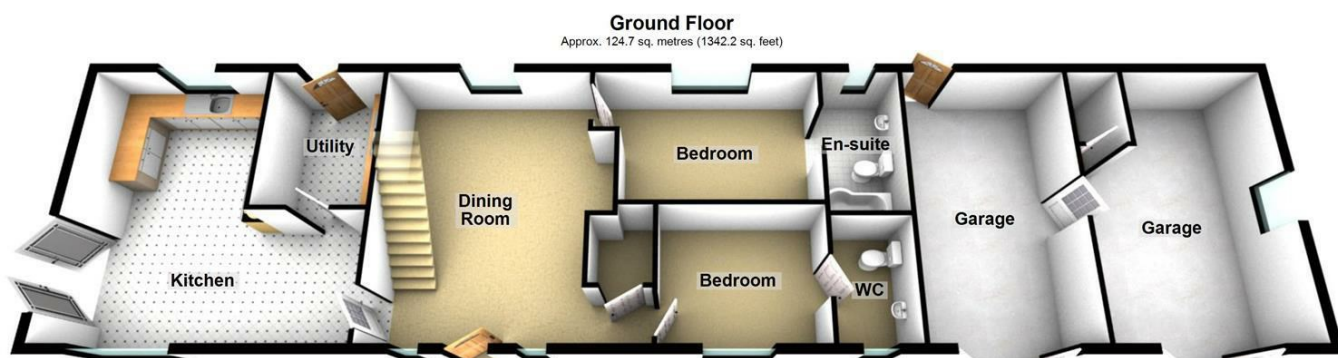
Council Tax Band - H

## **Mortgage Advice (Wrexham)**

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 201.9 sq. metres (2173.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.