



Groes Lwyd Barns, Pencoed, Corwen, LL21 9DD
Price £625,000

A rare opportunity to acquire a beautifully and sympathetically converted pair of barns, offering generous and versatile family accommodation finished to a high standard while retaining an abundance of original charm and character. Situated in Pencoed, Groes Lwyd Barns enjoys a truly idyllic setting with far-reaching views across the surrounding valley, providing a peaceful and picturesque backdrop. The accommodation briefly comprises a welcoming reception hall, ground floor wet room, and a well-appointed fitted kitchen that flows seamlessly into an open-plan dining area and lounge, complete with a striking central wood burner. Additional ground floor space includes a utility room and a versatile family room, which could also serve as an extra bedroom. To the first floor are four generously proportioned bedrooms. The impressive principal suite benefits from its own en-suite bathroom and a private balcony—perfect for taking in the stunning views. A second bedroom also enjoys en-suite facilities and provisions for a family bathroom. With oil-fired central heating, this home is thoughtfully designed for modern living while preserving its distinctive character. Whether you're seeking a tranquil countryside retreat or a spacious family home, this exceptional property combines comfort, quality, and natural beauty in equal measure. Early viewing is highly recommended to fully appreciate the space, setting, and character this exceptional home has to offer. NO CHAIN

Reception Hall

A striking two-storey link connects the former barns, creating an impressive central space with a double-height vaulted ceiling and large Velux double-glazed roof window, flooding the area with natural light. The space features an attractive oak staircase with matching oak skirting boards, along with a double-glazed window to the front elevation set on a slate sill, enjoying uninterrupted countryside views. Additional benefits include useful under-stairs storage housing the Worcester central heating boiler, along with manifold systems serving the underfloor heating.

Ground Floor Wet Room

Tiled shower area, wash hand basin and W.C. Underfloor heating with tiled flooring, heated towel rail, double-glazed window .

Kitchen

Fitted with an extensive range of base and drawer units, beautifully complemented by granite work surfaces incorporating a sink unit. Integrated appliances include a dishwasher and two fridges, with additional space for a range cooker beneath a stainless steel extractor hood. The space is centred around an impressive island with breakfast bar and benefits from underfloor heating throughout. Character features include a striking exposed stone wall and an oak gallery landing above, while a large Velux window and double-glazed windows flood the room with natural light. uPVC double doors provide access to both the front and rear gardens, enhancing the indoor-outdoor flow.

Open aspect Dining/Living Room

An impressive, light-filled space featuring a high ceiling with exposed beams and a striking double-sided, raised wood-burning stove forming a central focal point. The room benefits from underfloor heating and oak flooring throughout. A row of four windows overlooks the rear garden, while uPVC oak-effect double-glazed doors open directly onto it. To the front, two double-glazed windows with deep recessed reveals and slate sills are complemented by matching uPVC oak-effect double doors

Utility Room

Fitted with granite worktops to match the kitchen, complemented by a range of base and drawer units with wall-mounted cupboards above and a tall larder unit. A Franke inset sink is set within the work surface. There is plumbing for a washing machine, space for a condenser dryer, and room for a tall fridge and freezer. A double-glazed window overlooks the rear garden, while a useful walk-in pantry provides additional storage, complete with tiled flooring and fitted shelving.

Family Room

A versatile multi-purpose room featuring tiled flooring with underfloor heating throughout. A double-glazed window overlooks the rear garden, while an oak-effect uPVC double-glazed door provides direct access outside. The space is further enhanced by an additional area ideal for wardrobe, coat hanging, or general storage, offering excellent flexibility for a variety of uses including a ground floor bedroom.

On The First Floor

A beautifully crafted turned staircase featuring oak spindles and handrail rises to the first floor, where it leads to two separate corridors, enhancing the sense of space and flow.

Master Bedroom

An impressive room featuring exposed roof trusses and a high vaulted ceiling, creating a wonderful sense of space and character. The room benefits from oak flooring, a radiator, and a built-in double wardrobe with oak doors. Natural light is provided by a double-glazed Velux roof window and an additional double-glazed window to the front elevation, offering attractive views towards Corwen, the surrounding mountains, and beyond. An oak-effect uPVC double-glazed door opens onto a private side balcony with a seating area, with steps leading down to the rear garden.

En-Suite

Shower enclosure with wash basin set within a vanity unit and WC. Benefiting from electric underfloor heating and a heated towel rail, extractor fan and a double-glazed window providing excellent natural light and ventilation.

Bedroom Two

High vaulted ceiling with exposed roof truss, complemented by oak flooring throughout. The space benefits from a double-glazed Velux roof window and an additional double-glazed window to the front elevation, both enhancing natural light and framing the attractive views, radiator.

En-Suite

Shower enclosure with wash basin and WC, finished with tiled surrounds. The room benefits from electric underfloor heating and a ground-level heated towel rail. Extractor fan and a double-glazed window.

Bedroom Three

High vaulted ceilings with oak flooring and radiator. Double-glazed window with deep reveal and slate sill. Timber-clad ceiling detail and double-glazed door opening onto a Juliet balcony.

Bathroom

Provision is in place for a shower/bath, with wash basin and WC, including waste connection for WC installation. The room also benefits from a radiator, extractor fan, and a double-glazed window with obscured glass, providing both natural light and privacy.

Bedroom Four

Featuring a high vaulted ceiling and oak flooring, this light and airy room benefits from a radiator and double-glazed window. Additional natural light is provided by a further high-level double-glazed window with a slate sill. A useful storage cupboard completes the space.

Outside

The property benefits from a well-enclosed rear garden, bordered by high fencing for privacy. The garden is designed for low maintenance, laid with slate chippings and featuring an additional outdoor seating area. A large store is located beneath the staircase leading to Bedroom One and the side balcony, providing excellent practical storage. An attractive covered seating area offers a peaceful space to relax and enjoy the surrounding views. To the front, the property offers ample parking with vehicle access, finished with slate chippings. A generous front terrace, laid with slate tiling, runs the full length of the elevation and incorporates extensive covered storage beneath. The front garden is laid to lawn, completing the setting.

What 3 Words

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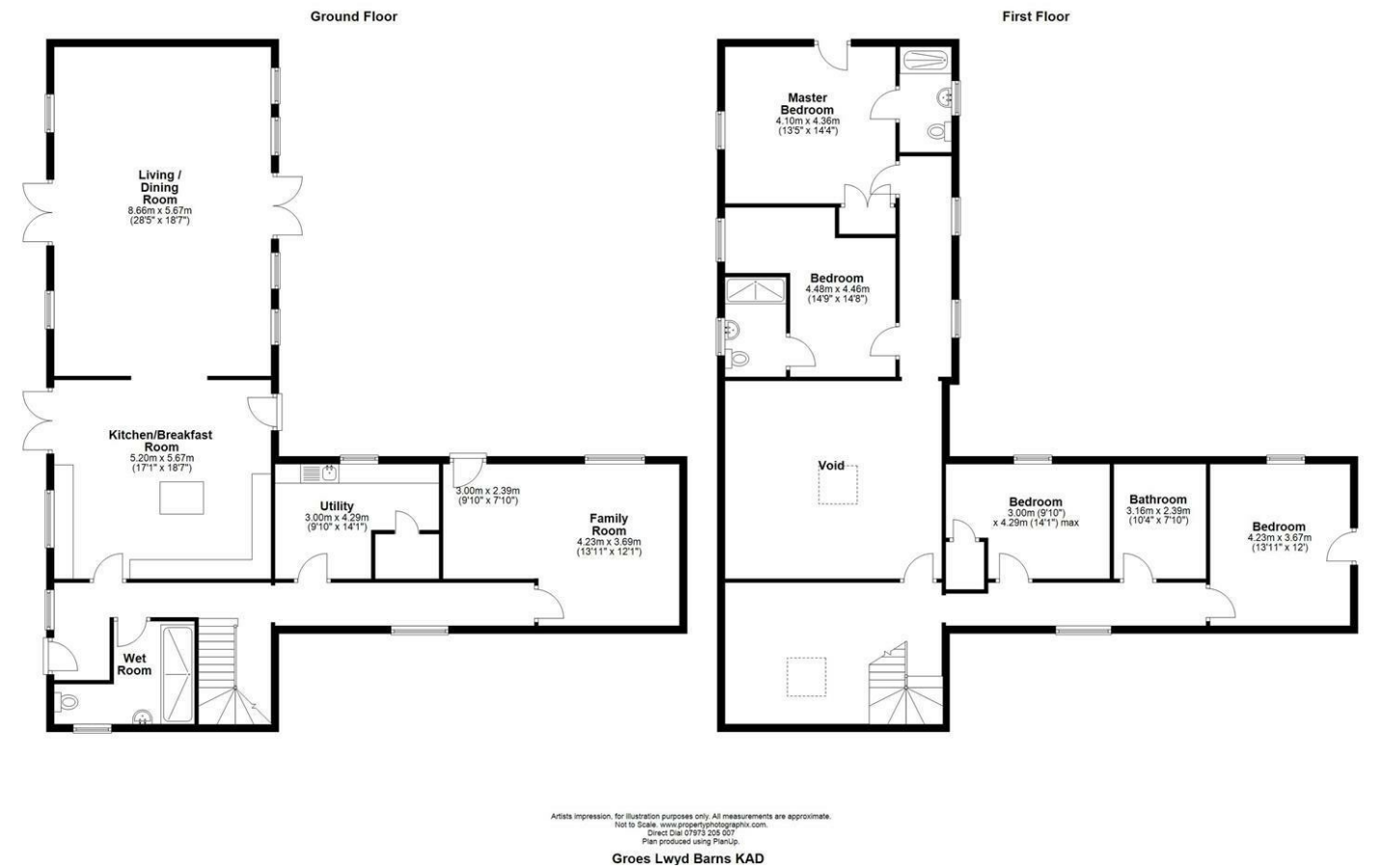
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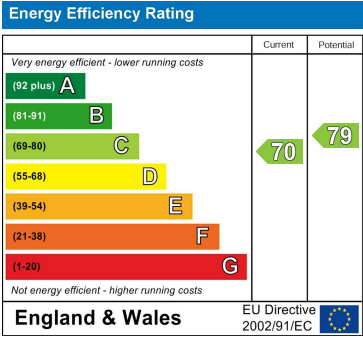
Floor Plan



Area Map



Energy Efficiency Graph



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