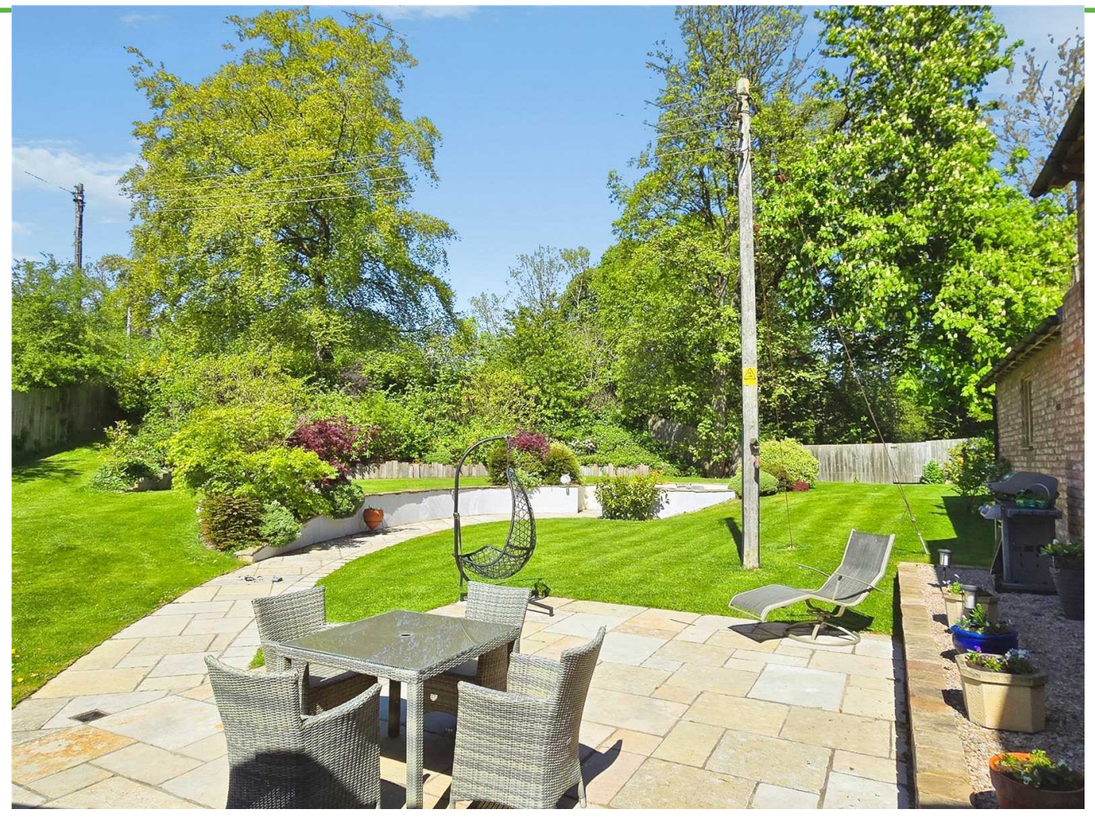
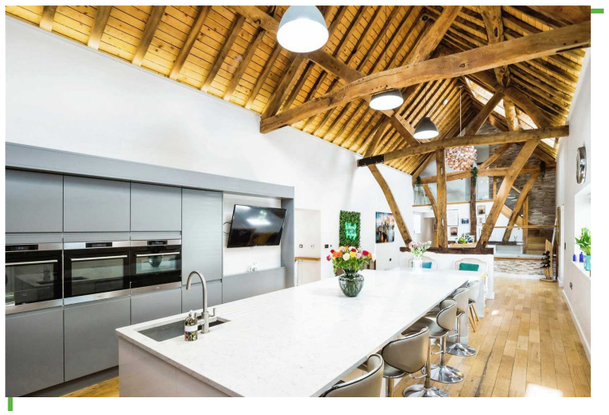


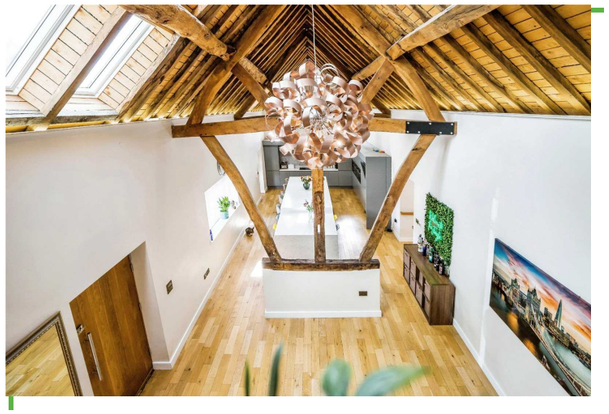














The Barn, Gledrid Farm, Gledrid,
Chirk, Wrexham, Wrecsam, LL14

Offers in the region of:
£649,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

The Barn, Gledrid Farm, Gledrid, Chirk, Wrexham, Wrecsam, LL14

Offers in the region of: £649,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C
Local Authority: Shropshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

STUNNING & UNIQUE, HIGH QUALITY BARN CONVERSION - This bespoke 5 bedroom detached family home has been converted to a exceptionally high standard from a 300 year old barn with the use of many reclaimed ceiling timbers & oak frame. The home offers a blend of modern living with a wealth of features with bedrooms on the ground & 1st floors, a "MUST SEE" open plan dining kitchen with vaulted ceiling & built in appliances. In addition there are large gardens, a double garage and an external games...

Description
Stunning Detached Barn Conversion - Wealth of Period Features - 5 Bedrooms - "MUST SEE" Open Plan Dining Kitchen/Family Room with Built In Appliances - Double Garage - Large Gardens - Quality "Hansgrohe" German Bathroom Fittings - The accommodation comprises: Oak Framed Entrance Porch; Open Plan Dining Kitchen with Exposed Ceiling Beams & Timbers & Built In Twin Ovens, Combination Microwave/Oven, Height Fridge, Freezer, Wine Fridge & Coffee Machine; Living Room with Oak Floor; Utility Room; Inner Hall: Three Bedrooms, Bedroom 3 with Ensuite; Bath/Shower Room; Second Floor: Bedroom 1 with Ensuite & Dressing Room; Bedroom 2; Outside: Gated Driveway for 6-8 Cars; Double Garage; Large Gardens; Office/Games Room. EPC Grade C.

Entrance
Oak framed entrance porch, oak door leading into the property.

Reception Hall

Open Plan Dining Kitchen
44' x 15'1" (13.4m x 4.6m)
With a wealth of exposed ceiling timbers & Queens trusses, engineered oak floor & under floor heating. The newly fitted kitchen has a range of base & wall units with granite worktops, island unit & breakfast bar and comprises Franke sink unit with mixer & boiling water taps, built in appliances including twin ovens, combination microwave/oven, full height fridge, freezer, wine fridge & coffee machine, oak dog leg staircase rising to the main bedroom suite, double glazed skylights & windows.

Living Room
24'1" x 13'11" (7.34m x 4.24m)
Feature fireplace with flame gas fire, feature wall with TV display recess, engineered oak floor with under floor heating, oak bi-fold doors leading out, 2 double glazed windows.

Utility Room
11'2" x 8'9" (3.4m x 2.67m)
Base & wall units, tiled floor, plumbing for washing machine, sink unit with mixer taps, oil fired combination boiler, towel radiator.

Inner Hall
Giving access to 3 ground floor bedrooms, under floor heating, double glazed window, secondary spiral staircase to Bedroom 2.

Bedroom 3
12'6" x 9'8" (3.8m x 2.95m)
Under floor heating, 2 double glazed windows.

Bedroom 4
12'8" x 9'4" (3.86m x 2.84m)
Under floor heating, double glazed window.

Bedroom 5/Study
12' x 8'4" (3.66m x 2.54m)
Under floor heating, double glazed window.

Bath/Shower Room
Quality "Hansgrohe" bathroom suite with slip resistant floor & feature curved tiled wall, comprising WC, wash basin, contemporary free standing bath, shower unit, under floor heating, towel radiator, double glazed window.

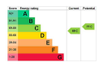
First Floor
With views over the ceiling beams and down over the dining kitchen.

Bedroom 1
15'7" x 13'5" (4.75m x 4.1m)
Exposed ceiling beam & timber frame, feature radiator, double glazed skylight windows.

Dressing Room
Fitted with hangers, shelving & pocket draws.

Ensuite 1
Comprising WC, wash basin, multi-jet shower, towel radiator, extractor.

Bedroom 2
14'11" x 9'8" (4.55m x 2.95m)



For full EPC please contact the branch.

Radiator, double glazed window.

Outside
The property is approached via a double gated driveway which provides extensive off road parking.

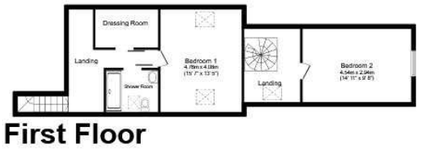
Double Garage
23' x 20'8" (7m x 6.3m)
Electric roller door, eaves storage with drop down ladder.

Rear Garden
Being a main feature of the property, the large private landscaped rear garden is laid extensively to lawn with a flagged sun trap terrace and mature trees & landscaped borders around the edge.

Office/Games Room
23'11" x 15'9" (7.3m x 4.8m)
Another main feature of the property, the insulated games room has power & light connected & attached hot tub area (hot tub included).



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.