

Town & Country

Estate & Letting Agents



Gledrid Barn Gledrid, Chirk, LL14 5DG

Asking Price £649,000

This stunning barn conversion offers a unique blend of rustic charm and modern elegance. With five spacious bedrooms and three well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests. As you enter, you will be greeted by the stunning open plan kitchen/ dining/ living room, ideal for both relaxation and entertaining whilst the large lounge connects the home with the gardens. The high-quality fixtures and fittings throughout the home reflect a commitment to excellence, ensuring a comfortable and stylish living experience. The landscaped gardens provide a serene outdoor space, perfect for relaxing or hosting gatherings with friends and family. Additionally, the extensive parking and double garage adds to the convenience of this remarkable property. Tucked away in a private position, this barn conversion offers a sense of privacy while still being within easy reach of local amenities. This is a rare opportunity to acquire a truly exceptional home that combines character with contemporary living. Don't miss your chance to make this beautiful property your own.

Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit towards Chirk take the next right after the Moreton Garden Centre at Foxtail Park and follow the road down to the property which will be found on left.

What3 words INITIATED.BIGGER.RESPONDED

Location



Situated in the sought-after hamlet of Gledrid, near Chirk, this delightful area offers the perfect balance of countryside charm and easy access to nearby towns. Just moments from the historic town of Chirk and the Welsh border, Gledrid enjoys a peaceful rural setting surrounded by fields and scenic landscapes, while still benefiting from excellent road links to Wrexham, Oswestry, and Chester. The nearby Shropshire Union Canal and Chirk Aqueduct provide picturesque walking routes and outdoor leisure opportunities. With a range of local pubs, shops, and amenities close at hand, Gledrid is an ideal location for those seeking a semi-rural lifestyle with convenient access to modern comforts.

Accommodation Comprises

Open Plan Kitchen/ Living/ Dining Room 43'11" x 15'1" (13.4m x 4.60m)



This room really is the heart of this home with the eye immediately drawn upwards to the stunning roof timbers and exposed woodwork. A fantastic room

for those who like to cook or entertain, the spacious open plan kitchen/dining room has a full range newly fitted high quality base and wall units with granite worktops, a substantial island unit and breakfast bar with a Franke sink with mixer tap & Franke boiling water tap and a Miele dishwasher. There are two AEG built in ovens, a built in AEG microwave, integral fridge and freezer and an integral AEG Bean to cup fully integrated coffee machine. With high quality solid oak flooring with under floor heating. With double glazed windows to the side & to the front and Velux windows, there is a door leading to the Utility room and to the cloak room. A oak staircase leads off to the master suite and oak stairs lead down to the living room.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Utility 11'1" x 8'8" (3.40m x 2.66m)

The large utility room has a range of base and wall units, plumbing for a washing machine and a sink with a mixer tap. There is tiled flooring, an oil fired combination boiler and a heated towel rail.

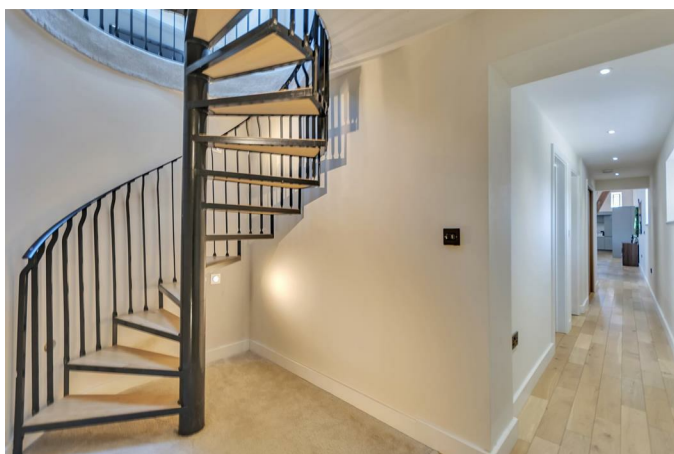
Family Lounge 24'0" x 13'11" (7.34m x 4.25m)



Stepping down into the family lounge room you immediately notice the cosy feel, a perfect place to unwind after a long day, with two double glazed windows to the side and oak bi-fold doors to the side which lead out to the rear garden, the room is

flooded with plenty of light and seamlessly blends the inside with the outside of the property. With high quality solid oak flooring and under floor heating and a stunning feature fire place with flame effect gas fire and a fantastic feature wall with TV set into the recess.

Hallway



The hallway has doors leading to the bedrooms, double glazed windows to the side overlooking the garden, under floor heating and a wrought iron spiral staircase leading to the bedroom.

Cloakroom



With W/C, wood panelled walls and wash hand basin on a vanity unit.

Bedroom Four 12'7" x 9'4" (3.85m x 2.85m)



The fourth bedroom, a double room, has a double glazed window to the front, door leading to the en-suite and under floor heating.

Bedroom Five 12'0" x 8'4" (3.67m x 2.55m)



The fifth bedroom has a double glazed window to the front with under floor heating.

Family Bathroom



The stunning, beautifully appointed is fitted with high quality fittings, the "Hansgrohe" suite has a free standing bath, a shower unit, a w/c and a wash hand basin. With a double glazed window to the front, under floor heating, a heated towel rail and a feature curved tiled wall.

Bedroom Three 12'6" x 9'7" (3.82m x 2.94m)



The third bedroom, a good sized double room has a double glazed window to the front, and under floor heating.

En Suite



The well appointed en-suite has a double glazed window to the side, a shower, a w/c, a wash hand basin and under floor heating.

To The First Floor

The first floor looks over the open plan kitchen/living/dining room giving a real feeling of space and has doors leading to bedroom one, the dressing room and the en-suite.

Bedroom One 15'7" x 13'4" (4.76m x 4.08m)



Accessed off the staircase from the open plan living area, the master bedroom suite feels like you're in a luxury hotel. With two Velux double glazed windows, a radiator and exposed ceiling beams and timber frames adding plenty of character. The suite has the benefit of a good sized dressing room and luxury ensuite.

Dressing Room

The dressing room is fitted out with plenty of shelving, hanging space and pocket drawers.

Master Bedroom En-Suite



The luxury en-suite shower room has a shower cubicle with a high quality Hansgrohe multi-jet shower, a W/C, wash hand basin, extractor fan and a heated towel rail.

Second Landing

The second landing has a double glazed Velux window and leads to bedroom two.

Bedroom Two 14'10" x 9'7" (4.54m x 2.94m)



The second bedroom, a generous double room, has a double glazed window to the side and a radiator.

To The Outside



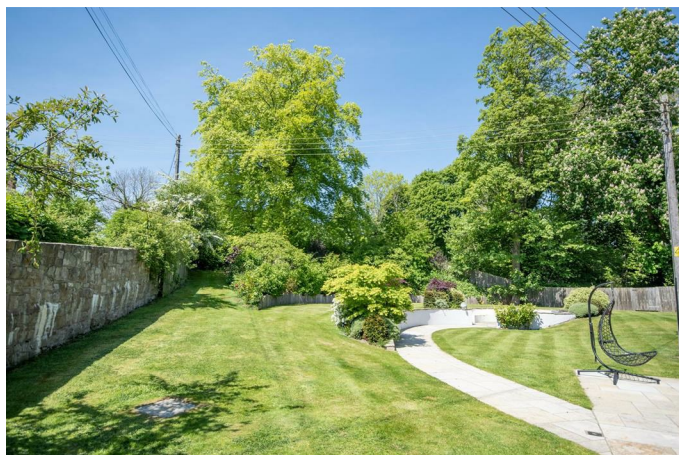
The property is entered through a private double electric gated entrance onto a large parking area providing parking and turning space for multiple vehicles. An oak framed entrance porch with an oak door leads into the property. There is a lawned area with a tiled path.

Double Garage 22'11" x 20'8" (7.0m x 6.3m)



The double garage is also a great size and has an electric roller door and eave storage with a drop down ladder.

Rear Gardens



The gardens of the property are as well presented as the property itself. The rear walled garden has a large flagged terrace, a beautiful sunny spot ideal for alfresco dining and entertaining. From here there are extensive lawned areas and various areas to sit and relax surrounded by mature trees and immaculate landscaped borders making it a very private yet sunny space to enjoy all year round.

Office/Games Room 23'11" x 15'8" (7.30 x 4.80m)



This fully insulated room located at the far end of the garden offers scope for a huge variety of uses, with power and lighting and sitting away from the main property it provides a great space for home office, studio, gym or games room as it's currently used. There is also an attached covered hot tub area to the side which is very private (hot tub included).

Games Room



Hot Tub Area



Additional Photograph



Additional Photograph



The Patio Area



Additional Photograph



Additional Photograph



Additional Photograph



To The front of the Property



Additional Photograph



Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire Country Council and we believe the property to be in Band E.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

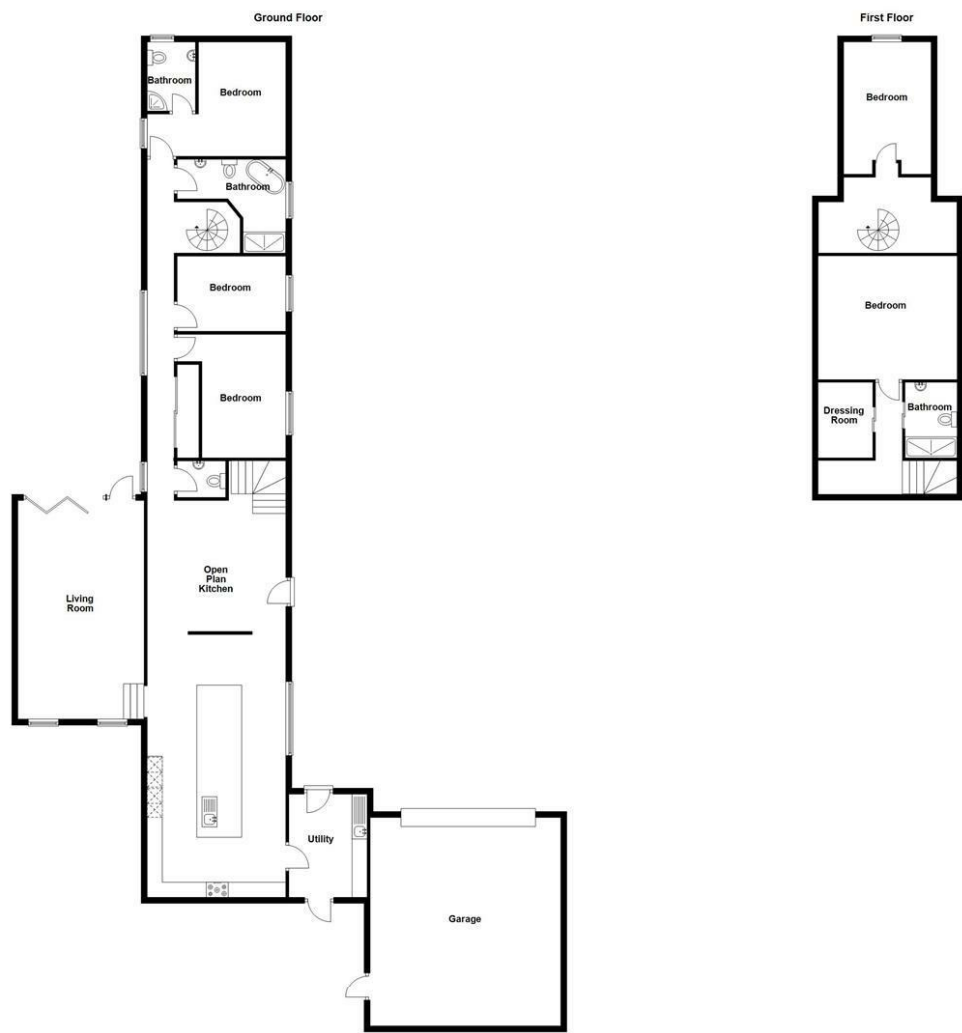
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

A note from the owners

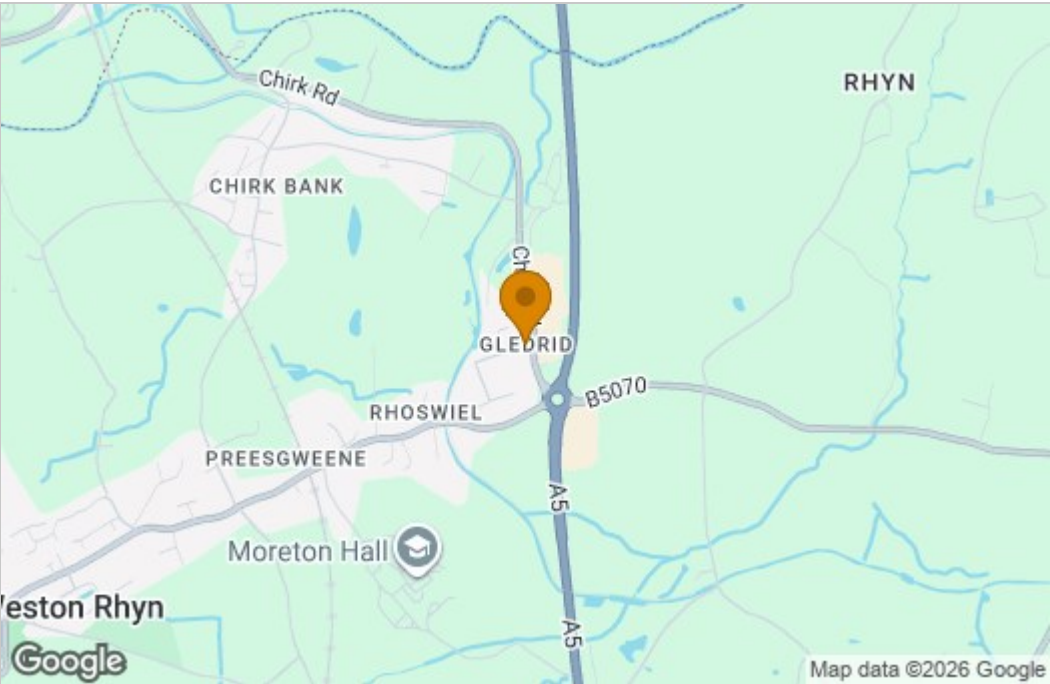
The property is CAT 6 cabled throughout.

The hot tub is included in the sale.

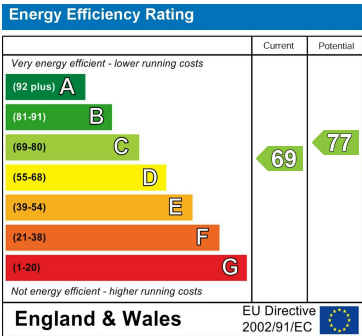
Floor Plan



Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk