



Bryn Farm Barn, Plas Yw Road, Nannerch, Mold, Cheshire, CH7 5QS

- A Luxurious Barn Conversion set in a superb & secluded rural setting nr Nannerch, Flintshire.
- Extensive modern family accommodation inc. 4 Bed, 2 En-Suite & Bathroom,
- Feature open plan Kitchen / family room, Lounge, Sun & Dining Rooms, Utility & Cloakroom
- Large Garage & Ancillary Rooms
- Wonderful views
- Large outbuildings with considerable scope for equestrian uses.
- In all about - 7.85 Acres (further land available by sep.neg)



£795,000

To arrange a viewing please contact [t. 01928 740 555](tel:01928740555) [f. 01928 740 609](tel:01928740609)
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An outstanding four bedroom detached barn, newly converted to provide a large and luxuriously appointed residence, together with garages and ancillary rooms, large stock sheds (approximately 7,000 sq ft, ideal for an indoor school or extensive stabling), informal garden and paddock, the whole extending to an area of about 7.85 acres. Located in a secluded and private rural setting in the heart of rolling countryside just off a minor country lane leading into the Clwydian Hills, some 7 miles from Mold and 5 miles from the A55 Expressway.

The barn has been converted by a local firm of repute over the last 12 months to an exacting standard and affords elegant reception hall, lounge, a splendid 357 x 154 family room with luxury fitted kitchen, sun lounge, dining room, utility room with cloakroom, first floor landing, two master bedrooms both with luxury en-suites together with two further bedrooms and family bathroom. Oil fired heating with under floor central heating to the ground floor. Large purpose built double garage / workshop with ancillary room with shower room and WC and large first floor games room / home office. Pasture land, the whole extending to about 7.85 acres. Nannerch is a popular rural village set in a secluded position about half a mile from the A541 Mold to Denbigh Road. The village has a primary school and inn and is within 2.5 miles of the Clwyd Country Park. The A55 interchange at Halkyn is within 5 miles.

Accommodation The property is approached via an oak framed canopy entrance with a fine hardwood (idigbo) door leading through to:

Reception Hall A splendid reception hall with fine solid hardwood (idigbo) turned and open tread staircase rising to the

first floor. It is a well lit room with a full depth double glazed window to the rear elevation together with a further window to the front and a fine travertine tiled floor. An oak panelled door opens to:

Lounge The room is dominated by a splendid feature stone chimney breast with a raised stone hearth and a cast iron multi-fuel fire grate. To the rear elevation is an original arched coach house window with oak framed French doors opening to a large patio.

Kitchen / Family Room A splendid and very spacious room with two arched oak framed French doors to the rear elevation. Feature exposed stone walling in part and further glazed doors opening to the sun room and dining room. To one side is a bespoke fitted kitchen with light cream tone finish to door and drawer fronts and contrasting solid oak working surfaces incorporating a Franke one and a half bowl sink with mixer tap. There is a large display unit incorporating recess for a top of the range Neff American style fridge freezer with water dispenser, two integrated Neff circotherm and self-cleaning ovens with plate warmer. Integrated dishwasher, corner carousels and pull out storage cabinets. The kitchen area is dominated by a splendid solid granite framed and topped dias with a large inset Neff induction hob with pan drawers and storage cabinets beneath. Two wine coolers. There is extensive downlighting to the kitchen area with a central stainless steel Neff extractor fan and light and the

Sun Room A well lit room with a partially vaulted ceiling with downlighters. It is framed in hardwood with windows to two sides and feature exposed stonework to the remainder. The travertine flooring extends through from the kitchen and the room

enjoys pleasing views across the garden and land towards wooded countryside.

Dining Room The dining room is situated off the kitchen and has a high vaulted ceiling dominated by a splendid central roof truss and purlins together with feature exposed brick work to one wall. It has two large windows providing a high degree of natural lighting and porcelain style wood grained effect floor finish.

Utility Room Fitted cabinets to match the kitchen with stone effect working surface. Void and plumbing for washing machine and tumble dryer, inset sink and broom cupboard. Large Worcester oil fired boiler which provides under floor heating throughout the accommodation and the domestic hot water supply. The travertine floor also extends into this room and the adjoining cloakroom.

Cloak Room Fitted with a contemporary white suite with wash basin and WC.

First Floor The first floor accommodation is arranged around a long central landing with partially vaulted ceiling with exposed purlins, feature stone work in part and low wattage LED lighting. There is a large airing cupboard with a highly insulated cylinder. Full depth window overlooking the rear patio.

Bedroom One High vaulted ceiling with exposed purlins, three low level windows with deep sills and panel radiator.

Luxury En suite Solid stone effect porcelain floor with matching wall tiling to the shower area where there is a wet floor and high output electric shower together with wash basin and low level WC. Partially vaulted ceiling with exposed purlins and chrome radiator.



Guest Bedroom Located to the right hand side of the house is of a similar quality with a high vaulted ceiling with exposed purlins, a large arched window to the gable with deep sill.

Luxury En suite Shower Room A matching en-suite with basin and WC. Chromed radiator.

Bedroom Three Partially vaulted ceiling and exposed purlins.

Bedroom Four Partially vaulted ceiling and exposed purlins.

Family Bathroom A splendid family bathroom also in matching porcelain floor and wall tiling with large Halkyn stone topped bath, corner shower cabin and steam room with multi-point shower units and integrated lighting and radio unit. Wash basin and WC.

Externally The property is approached via a private driveway with electrically operated gates extending into a sweeping drive, which extends across the front elevation of the house with raised central bed and extensive parking areas. Adjoining is a purpose built triple car garage.

Garage and Ancillary Complex Newly built, this large building provides two large electrically operated up and over doors opening to a triple car garage with an enclosed stair well leading to a very large first floor loft room with Velux roof lights, boarded floor and electric light and power installed. It is ideal for a variety of uses from games room to a home office, whilst to the ground floor adjoining there is a deep canopy opening to a self-contained area with a large room and adjoining bathroom with WC and shower room.

Stock Sheds Two very substantial steel framed stock sheds providing an approximate area of 7,000 square ft are located to one side of

the house. Approached over the main drive there is a wide hardstanding and they provide very versatile space for stabling, indoor arena or stocksheds. They have high roof lines and concreted floors.

Pasture Land Adjoining the main drive and stocksheds is a large field laid down to permanent pasture providing an ideal enclosure for those wishing to keep livestock. The land and homestead extend in total to an area of about 7.85 acres.

Please Note: Additional land to the southern side of the property may be available subject to separate negotiation.

VIEWING STRICTLY BY APPOINTMENT

Through the Agents Jackson Equestrian on 01928 740 555 or 01928 740 609

Directions

From Mold take the A541 St Asaph Road, continue through the villages of Rhydymwyn and Hendre and after a further 1 mile, on reaching the minor crossroads signposted left for Cilcain, continue for a further 75 yards and take the next minor left turning next to a lodge cottage. Follow this road for approximately half a mile, continuing up the hill and on reaching its brow the entrance to Bryn Farm Barn will be found set back on the left hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	77	77
EU Directive 2002/91/EC		

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