



The Long Barn, Fields Lane, Tallarn Green, SY14 7NB Helping *you* move



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Offers In Region Of £475,000



- Superb Grade II Listed Three Bedroom Barn Conversion
- Rural Location Close to Tallarn Green Village
- Full of Character with exposed beams and brickwork
- Master En Suite and Family Bathroom

- Beautifully Maintained Gardens
- Immaculately Presented Throughout
- Generous Driveway and Detached Double Garage
- EPC D, Council Tax Band G



Set in a peaceful rural location on the outskirts of the popular village of Tallarn Green, this beautifully presented Grade II listed barn conversion offers a seamless combination of historic character and modern elegance. Boasting three bedrooms, including a master with en suite, this beautiful home is full of charm with exposed beams, exposed brickwork and latch doors.

A welcoming Entrance Hall greets you as you enter the property leading to a superb Kitchen/Breakfast Room. The spacious Lounge/Dining Room features a striking brick fireplace with log burner and French doors that open onto a lovely patio area, perfect for al fresco dining and entertaining. The modern Family Bathroom completes the accommodation, all thoughtfully arranged on one level and there is also the potential to add an additional en suite in bedroom three.

Set in a rural location, yet conveniently close to the bustling village of Malpas with its excellent amenities, the property enjoys spacious gardens with established shrubs and trees, creating a private and tranquil atmosphere. There is a well maintained lawn, paved seating area and to the rear is a great size courtyard garden with the potential to add lawn to this area if desired. A generous gravel driveway provides ample parking space for several vehicles and there is also a detached double garage, currently divided into two separate storage areas but could easily be converted back if desired. This wonderful barn conversion stands out for its exceptional blend of traditional charm and modern comforts, offering an ideal retreat with easy access to village life.



LOCATION

Located close to Tallarn Green which is a beautiful village set in a lovely countryside location on the Welsh/English border. It enjoys the benefits of a primary school, village hall, church and a local pub. The popular village of Malpas is 4 miles away which has further amenities including several schools, restaurants and pubs, and a selection of shops. Whitchurch is less than 8 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within commuting distance.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via shared septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

Leave Whitchurch on the A525 Wrexham Road, continue on for approximately 4.5 miles before turning right signposted Tallarn Green. Proceed on this road for approximately 1.5 miles then turn right, carry on and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band G. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000
Council Tax Enquiries 01978 292031

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTE

Please note that the owners of The Long Barn have a right of way over the driveway of the neighbouring property. This will be confirmed by solicitors during the pre-contract enquiries.

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LOUNGE/DINING

21' 3" x 17' 6" (6.48m x 5.33m)

KITCHEN/BREAKFAST ROOM

17' 2" x 13' 4" (5.23m x 4.06m)

MASTER BEDROOM

12' 7" x 11' 1" (3.84m x 3.38m)

EN SUITE

10' 5" x 4' 3" (3.18m x 1.3m)

BEDROOM TWO

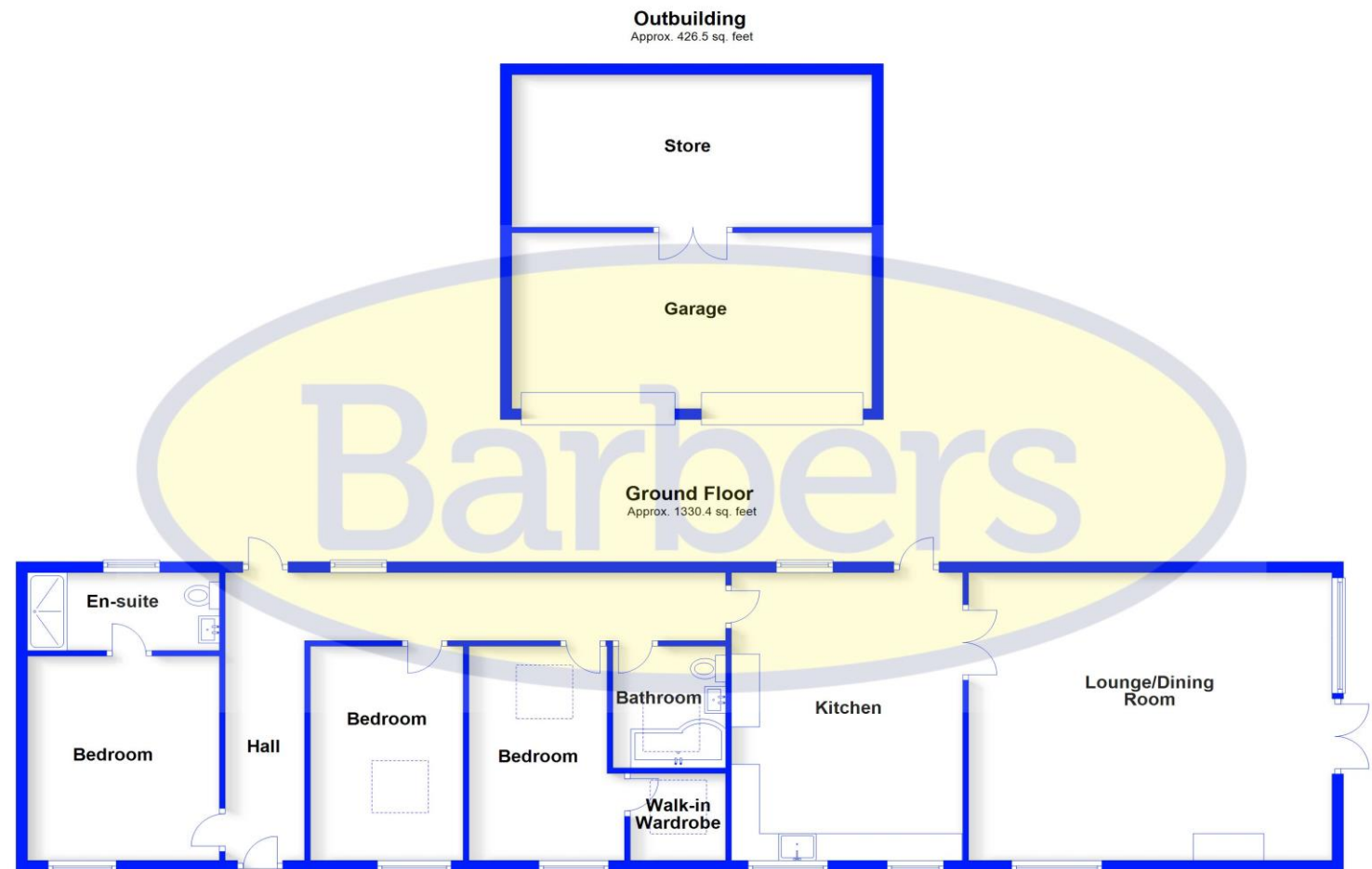
13' 2" x 8' 9" (4.01m x 2.67m)

BEDROOM THREE

13' 1" x 9' 0" (3.99m x 2.74m)

FAMILY BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)



Total area: approx. 1756.8 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



WHITCHURCH
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