



FOR SALE

Offers in the region of £675,000

Bryn Bach Bryneglwys, Corwen, LL21 9NP

A beautifully renovated 18th-century stone barn conversion with panoramic valley views, luxury finishes, landscaped gardens and state-of-the-art equestrian facilities within the Clwydian Range & Dee





- Fantastically renovated 18th-century detached Welsh stone barn conversion
- Fully insulated fabric; under-floor heating (2 zones) to ground floor
- Open-plan kitchen/living with Indian sandstone flooring linking to terrace
- Bespoke kitchen: matt-black marble worktops, NEFF ovens, oil-fired AGA, Belfast sink, Bosch integrated dishwasher & fridge-freezer
- Solid oak staircase, floors and doors; quality finishes throughout
- State-of-the-art stable yard with four 12'x12' and two 18'x12' boxes plus an 18' x 12' treatment bay/ tack or feed room.
- New 40m x 20m flood lit arena (silica sand & fibre), CCTV, Flexscreed yard, separate electric-gated access
- Large gravel parking, enclosed utility courtyard (oil tank & log store), lawns and sun terrace

## BRYNEGLWYS | CORWEN | DENBIGHSHIRE | LL21 9NP

A beautifully renovated 18th-century Welsh stone barn conversion with superb equestrian facilities and panoramic valley views in the Clwydian Range & Dee Valley AONB.

### SITUATION & LOCATION

Bryn Bach sits on the edge of Brynaglwyys, between Corwen and Ruthin, within the Clwydian Range & Dee Valley AONB—renowned for spectacular scenery and outdoor pursuits. Quiet lanes, bridleways and footpaths radiate from the village, with Llandegla Forest and the Dee at Llangollen close by for cycling, walking and water sports.

Road: Easy access to the A5/A483 for Wrexham, Chester and the wider motorway network.

Rail: Regional services available from stations on the Wrexham–Chester–Shrewsbury line.

Air: Manchester and Liverpool airports within a practical drive.

Schools: A range of respected state and independent options within reach, including Oswestry School, Ellesmere College and Moreton Hall.

Sporting: Excellent riding and hacking locally; golf, watersports and countryside pursuits across the Dee Valley and Clwydian Range.

### ACCOMMODATION

Sympathetically taken back to stone and comprehensively renewed, the barn conversion combines period character with contemporary comfort.

A welcoming hall opens to a free-flowing kitchen/living space where Indian sandstone runs across the ground floor and through French doors onto the terrace—perfect for indoor–outdoor living. The bespoke kitchen partners NEFF free-standing ovens with a separate oil-fired AGA, finished with matt-black marble worktops, a Belfast sink and Bosch integrated appliances.

The sitting area frames wide valley views and centres on a quality log-burning enclosed fire that comfortably warms all of the home. A smart family bathroom (P-shaped bath with rainfall shower) and a useful utility open to a neat, enclosed courtyard housing the oil tank, boiler and wood store.

Upstairs, a solid oak staircase leads to two double bedrooms, including a generous principal room with Velux roof windows and a panoramic front window capturing the outlook. A contemporary shower room serves the first floor, and the second bedroom features an alcove ideal as a home office. Statement pendant lighting elevates the landing.

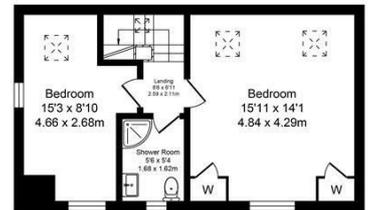
The property also offers a range of practical modern benefits, including Starlink high-speed internet connectivity, a comprehensive 16-camera CCTV security system, and three-zoned underfloor heating throughout the ground floor. It is also exceptionally well-insulated, contributing to its impressive EPC rating of C.

### GARDENS & GROUNDS

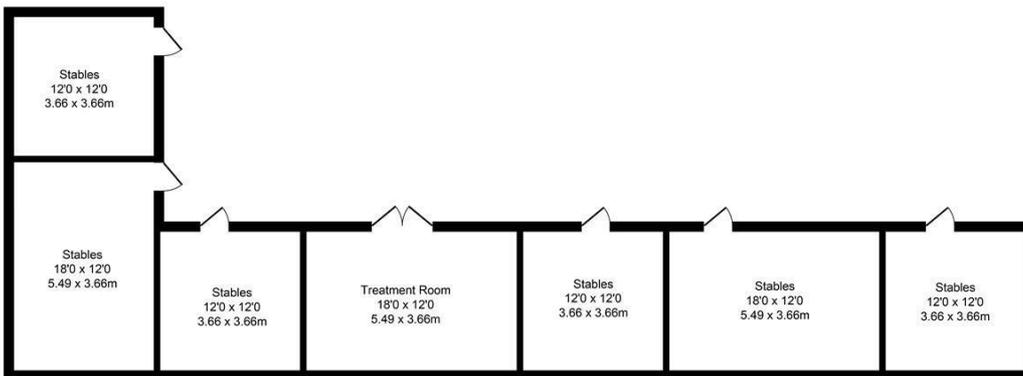
Sweeping lawns wrap the house, with an Indian sandstone terrace stepping out from the sitting room—perfect for sunsets across the valley. A broad gravelled parking area serves the house, while the equestrian entrance keeps horse traffic separate and efficient. The utility courtyard tucks away services and a log store, preserving the clean lines of the main garden.



Approximate Area = 1089 sq ft / 101.2 sq m  
 Outbuildings = 1258 sq ft / 116.9 sq m  
 Total = 2347 sq ft / 218.1 sq m  
 For identification only - Not to scale



First Floor



Outbuilding

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



#### EQUESTRIAN FACILITIES

Accessed via its own electric-gated entrance (separate from the house) with secure, level lorry/box parking and turning.

- Purpose-built stable block arranged around a safe hardstanding with a mix of four 12'x12' boxes and two larger 18'x12' boxes plus a dedicated 18'x12' treatment bay/ tack or feed room; automatic water feeders and 22 mm Quattro bonded, sealed rubber flooring throughout
- Quattro cushioned anti-slip Flexscreed yard; practical circulation for vets and farriers
- Individual HD CCTV to every stable with secure 24/7 remote access and beam-alarmed security
- Brand-new 40x20 floodlit arena with silica sand & fibre surface for ridden and in-hand/rehab work incorporating full under surface rainwater drainage system
- Individual turnout paddocks with post-and-rail fencing, automatic water feeders plus three silica sand & fibre turnout area for non-grazers
- Treatment-led private or veterinary-referral rehabilitation with 24-hour professional care available on site (Elite Equine Therapies)
- British Horse Society Approved

#### GENERAL REMARKS

The property occupies an enviable position within an Area of Outstanding Natural Beauty (AONB), enjoying direct access to exceptional countryside, bridleways and established walking, trekking and cycling routes immediately outside the property entrance. Subject to the necessary consents, the location and setting may lend itself to a range of alternative or complementary uses, including a small-scale pony trekking or equestrian-related enterprise, taking advantage of the surrounding geography and landscape.

There may also be potential for a change of use to kennels, a cattery or holiday-style lodges, supported by demand from visitors drawn to the nearby mountain bike centre, road cycling routes and wider outdoor leisure opportunities. Any such proposals would, of course, be subject to the appropriate planning permissions and statutory consents.

#### METHOD OF SALE

For sale by private treaty.

#### TENURE & POSSESSION

Freehold, with vacant possession on completion.

#### SERVICES

Oil-fired central heating (including under-floor heating, ground floor, 3 zones); mains electricity and water, private drainage. Log-burning fire and oil-fired AGA as described. (Purchasers to satisfy themselves as to the availability and capacity of services.)

#### LOCAL AUTHORITY

Denbighshire County Council.

#### EPC

TBC

#### COUNCIL TAX

E

#### DIRECTIONS

W3W //mealtime.rumbles.crossings.

#### FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale; others are excluded but may be available by separate negotiation.

#### RIGHT OF WAY & EASMENTS

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves, whether mentioned in these particulars or not. (A public footpath runs alongside the driveway; lightly used in practice.)

#### BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of the boundaries; the vendor and agents will not be responsible for defining ownership.

#### IMPORTANT NOTICE

These particulars are prepared in good faith to give a fair overall view; they do not form part of any offer or contract. Measurements, areas and distances are approximate; photographs and plans are for identification only. Prospective purchasers should satisfy themselves on all matters prior to purchase. The agents may receive referral fees for the introduction of third-party services; details available on request.



FOR SALE

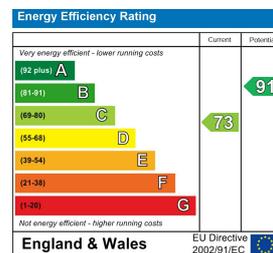
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670320

**Oswestry Sales**  
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