

Bryn Aber Barn
Lightwood Green, Overton, Wrexham, Clwyd



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**3,768 sq ft (350 sq m) | 4 reception rooms
6 bedrooms | 3 bathrooms | Garage
Around 2 acres | Freehold | Rural**

Guide price £1,200,000

An impressive red-brick barn conversion offering six bedrooms, characterful interiors, versatile outbuildings and beautifully landscaped gardens and grounds in an attractive rural setting near Overton

The property
Bryn Aber Barn is an impressive six-bedroom country home, converted from handsome red-brick farm buildings and retaining a wealth of character features alongside contemporary elegant updates. Set in an appealing rural location close to the picturesque village of Overton, the property offers spacious and versatile accommodation, complemented by extensive outbuildings, garaging and established gardens and grounds.

The 38ft drawing room is a particularly striking reception space, featuring a vaulted ceiling with exposed timber eaves and brickwork, wooden flooring and a fireplace fitted with a logburner. South-facing windows and French doors provide an abundance of natural light. Further reception rooms include a private study, a formal dining room and a triple-aspect sitting room, with the latter and the dining room sharing a double-sided woodburning stove. The spacious kitchen and breakfast room forms the heart of the home, combining slate flooring and exposed timber beams with Shaker-style cabinetry, a central island with breakfast bar, integrated appliances and an Aga.

Two double bedrooms are located on the ground floor, including the principal bedroom, which features exposed eaves, built-in wardrobes, dual French doors opening onto the courtyard garden and a contemporary en suite Jack-and-Jill wet room. Two separate staircases lead to the first floor, one serving a double bedroom with built-in storage and an en suite shower room, and the other providing access to three further bedrooms, a dressing room and a family bathroom. Recent improvements include bespoke hardwood-framed windows and doors, an integrated CCTV system and a new heating system.



Approached via a shared single-track lane, the property has a gravel driveway leading around the house to a courtyard. The outbuildings incorporate generous garage spaces that accommodate four cars, a workshop, an office and a spacious home gym. The gardens feature box hedging, gravel and sandstone terraces, a decked seating area, an outdoor kitchen with pizza oven, a summer house, established planting and lawns, together with a vegetable garden, grassy paddock and stable. Around 1.99 acres in all.

Location
The property lies in a rural position just outside the historic village of Overton, surrounded by the beautiful countryside of the Dee Valley and the Welsh hills beyond. Overton has a well-regarded primary school, two traditional pubs, a medical practice, independent shops, a village hall and a striking medieval church.

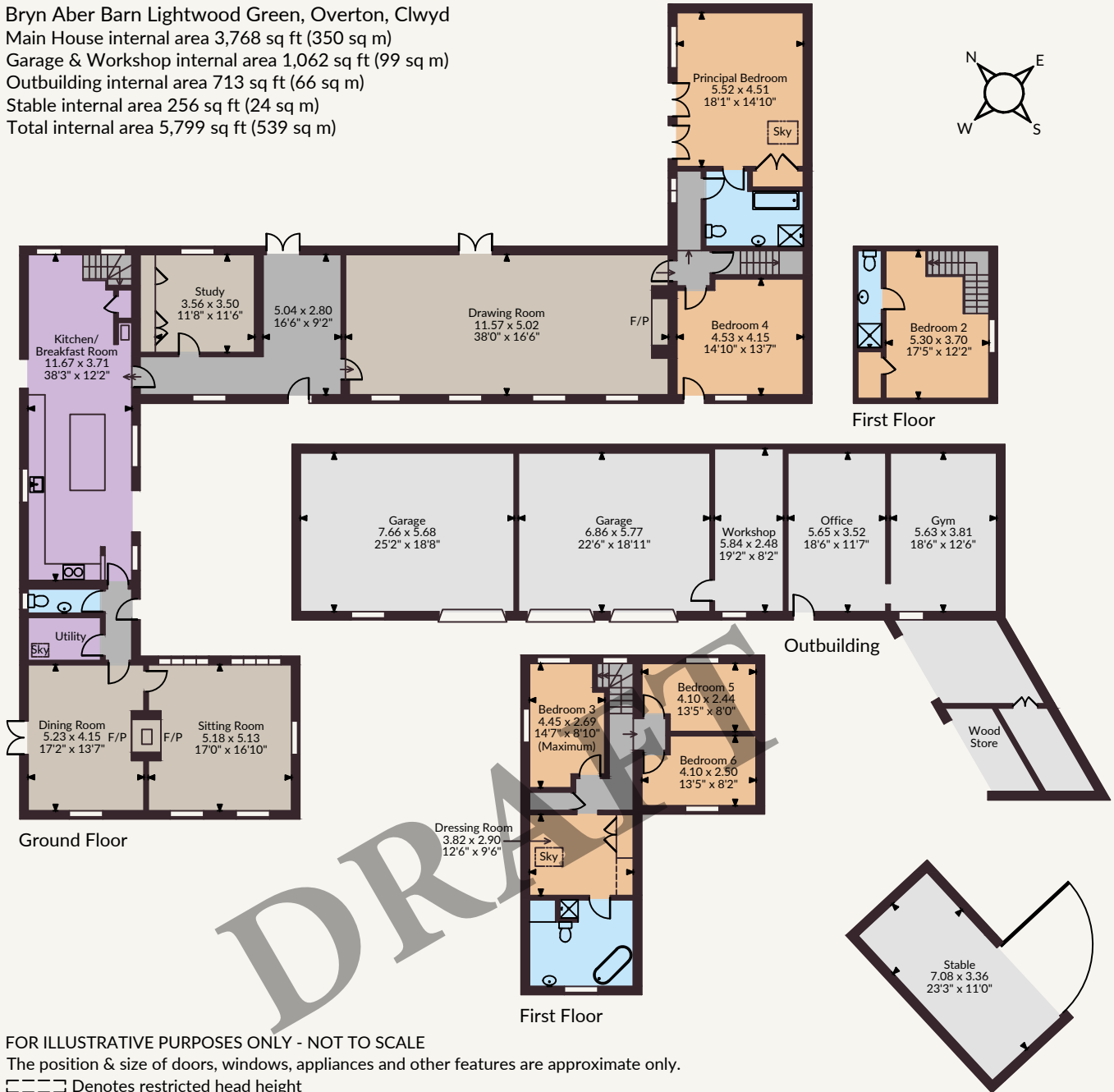
The picturesque town of Ellesmere lies four and a half miles to the south and provides a broader range of everyday amenities, including shops and supermarkets, while the town of Wrexham, eight miles to the north, offers comprehensive shopping, leisure and secondary schooling. Independent schooling is well provided for, with Ellesmere College, Moreton Hall and Packwood Haugh all within easy reach. The A483 gives straightforward road access towards Chester, Wrexham and beyond.

Postcode region: LL13

General
Local Authority: Wrexham County Borough Council
Services: Mains electricity, gas and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band H
EPC rating: TBC
Tenure details: Freehold
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Bryn Aber Barn Lightwood Green, Overton, Clwyd
 Main House internal area 3,768 sq ft (350 sq m)
 Garage & Workshop internal area 1,062 sq ft (99 sq m)
 Outbuilding internal area 713 sq ft (66 sq m)
 Stable internal area 256 sq ft (24 sq m)
 Total internal area 5,799 sq ft (539 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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