

Town & Country

Estate & Letting Agents

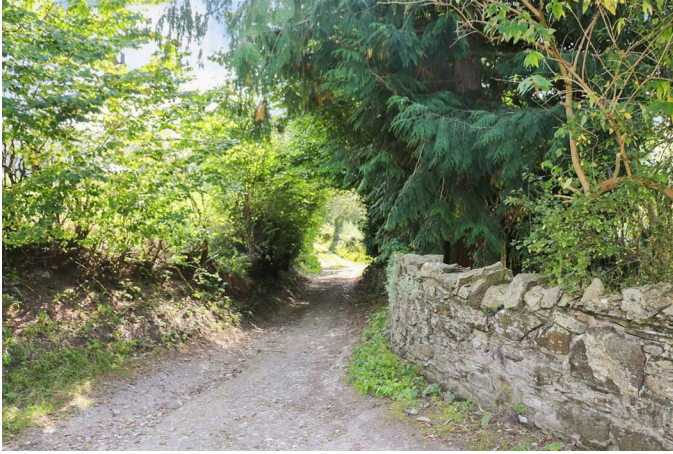


Brynhyfryd Off Dinbren Road, Llangollen, LL20 8ED

Offers In The Region Of £775,000

Town and Country Oswestry offer this truly fabulous opportunity to purchase this amazing detached country residence located on the outskirts of the popular and sought after town of Llangollen. The registered smallholding is full of character and charm and offers a fantastic family home, detached barns which provide scope for a number of uses including equestrian, self contained rental/annexe accommodation all set within gardens and grounds extending to approximately 6.65 acres, The location is breath taking with elevated, far reaching views over the Berwyn mountains, the River Dee and famous landmarks such as Dinas Bran Castle.

Directions



From our Oswestry office proceed out of the town towards Llangollen and Wrexham. On reaching the Gledrid roundabout continue towards Wrexham until reaching the next roundabout. At the roundabout take the first left and follow the road down the hill following the signposts for Llangollen. Continue along this road passing through Froncysyllte and proceed into the town. At the traffic lights turn right into the main street and follow the road down to the T junction. At the T junction turn right and then first left onto Dinbren Hill. Follow this road up and around to the left passing Dinas Bran school on your right. Follow the lane along and bear around to the right. Follow this road along for approximately 1 mile and bear to the right again opposite Dinbren Hall. Follow this lane for approximately 100 metres where the track up to Brynhyfryd will be found and can be identified as being opposite Galedfryn Cottages and by our pointer boards. Continue up the track where Brynhyfryd will be found on the left hand side.

About The Area

Brynhyfryd, translates from Welsh as Beautiful Hill, and is certainly true - arguably one of the most spectacular locations in Llangollen - nestled 1.8 miles (just 7 min drive) from the pretty town itself, the registered small holding of 6.65 acres (estimated), has stunning views across the valley, castle Dinas Bran - and the property fields overlook the Berwyn mountains, river Dee, chain bridge and Berwyn steam railway.

Location/Land - Sunny, amazing views from fields with direct access to walks, inc the Clwydian Way footpath that runs directly behind the property and above Valley Crucis Abbey. Dinas Bran school is just down Dinbren road, where there is also a good public gym.

Overview



Briefly the property is quietly set back from any main roads - up an unsurfaced farm driveway - consisting of a traditional detached period house together with outbuildings. Substantial and gorgeous barns with all the exposed timbers and a single storey holiday cottage/annexe with views across the fields. With separate access to the annexe and also potentially to the barn, if the property were to be developed to take advantage of the business potential, access for guests could be kept separate to the main house providing privacy.

The property is a registered small-holding and offers the buyer a fantastic opportunity to grow their own produce and keep livestock and would be great for those wanting to be self-sufficient. The property is also perfectly suited to those looking for the equestrian lifestyle with well situated, well drained land and potential for stabling.

The main house. Traditional detached period house, stone beneath a slate roof, with internally some of the timbers and oak panelling suggest some parts could be as old as 16 century, but certainly 17 century onwards. The house has lots of exposed beams providing lots of character, very large open fireplace to the sitting room, and stove to the dining room. Floors are a mix of timber and old slate. Four bedrooms, the master with Juliet balcony with views over the front gardens, fields and far hillside stretching out all around - has a distinct romance about it.

About The Services

The central heating system/hot water is oil and recently updated to latest efficient Worcester Bosch Boiler in late 2022 with new radiators throughout, controlled remotely by the Hive system and an app. The property has registered title of small holding.

Water supply is off the shared private natural supply - with filtration and uv light.

Drainage/sewage is via a septic tank and soak away.

Fast fibre broadband is available up to house - just not connected. The Neighbour is connected.

Entrance



Kitchen/ Dining Room 15'4" x 15'8" (4.68m x 4.79m)



The good sized kitchen/ dining room has a window and stable door to the side, base units with work surfaces over, one and a half bowl sink with a mixer tap over, cooker space, part tiled walls, original slate flagged flooring, exposed wall timber and beamed ceiling and a radiator. Doors lead through to the utility and the sitting room.

Pantry/ Utility 7'8" x 10'11" (2.35m x 3.33m)

The utility has a window to the rear, the original slate flagged flooring, base and wall units and a door leading to the cloakroom.

Cloakroom

The cloakroom also has the original slate flagged flooring, a window to the rear, wash hand basin, low level w.c., and the water treatment system.

Sitting Room 19'3" x 13'7" (5.87m x 4.16m)



The cosy sitting room has a feature stone inglenook fireplace with a large oak beam over, open fire on a quarry tiled hearth, original beamed ceiling and structural wall timbers, radiator, original slate flagged flooring, a window to the front, part glazed door leading to the porch, a door to the lounge and a beautiful oak staircase leading to the first floor.

The Staircase



Porch

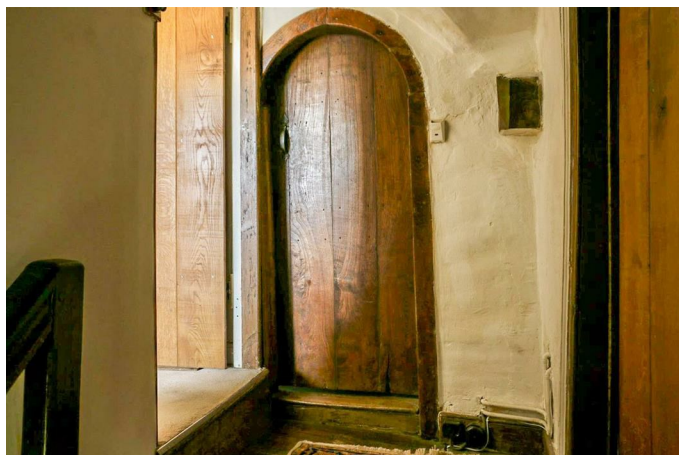
The porch has a door leading out to the driveway, windows to all sides and a tiled floor.

Lounge 12'6" x 14'7" (3.82m x 4.45m)



The lovely sitting room has a window to the front, exposed wall timbers and the original beamed ceiling, radiator, exposed floorboards and a stone fireplace with a beam over and an inset log burning stove.

Landing



The landing area has doors leading to two of the bedrooms along with an fabulous oak arched door way leading to the rear rooms and lobby area.

Bedroom One 14'2" x 12'3" (4.32m x 3.74m)



A lovely light, spacious room having a Juliette balcony and windows to the front with superb views over the surrounding countryside, the original cast

iron fireplace and surround, a built in cupboard, wash hand basin and a radiator.

Views From The Bedroom



Bedroom Two 14'6" x 10'11" (4.42m x 3.35m)



The second bedroom has a window to front with far reaching views, radiator and exposed floorboards. A door leads through to bedroom three which would be an ideal nursery or lends itself to an en suite bathroom.

Bedroom Three 9'1" x 12'6" (2.79m x 3.83m)



The third bedroom has a window to the front with views, eaves storage space, radiator and exposed floorboards.

Bedroom Four 12'6" x 8'0" (3.83m x 2.44m)



Bedroom four is accessed from the inner landing area and has a window to the side, radiator and exposed floorboards.

Bathroom 17'1" x 7'1" (5.23m x 2.16m)



The family bathroom has a panel bath with a mixer tap and shower head over, wash hand basin, low level w.c., a window to the side with far reaching views, exposed floorboards, radiator and an airing cupboard with a new hot water tank. There is a lovely stained glass window above the bathroom door.

To The Outside



The property is accessed along an unmade track

from the lane at the bottom. On reaching the property a timber farm gate leads onto the driveway which provides parking for several cars and access to the garage. Steps lead up between the house and the barn to the rear door and steps lead up to the front porch. Steps lead up from the drive to the pretty courtyard area that gives access to the house and first floor of the barn.

Bootroom/ Store 12'3" x 6'4" (3.74m x 1.95m)

The boot room/ store has a window and door to the front and the original brick built bread oven. Across from the boot room steps lead up to the top floor of the barn.

Barn - Top floor 14'6" x 18'4" (4.43m x 5.60m)



Another fantastic versatile space having a window to front. A great place to convert into further living accommodation.

Additional Photograph



Garage 14'9" x 19'5" (4.51m x 5.94m)



The garage is accessed from the driveway through two timber doors at the front of the building.

Adjoinng Barn 19'5" x 13'7" (5.94m x 4.151m)

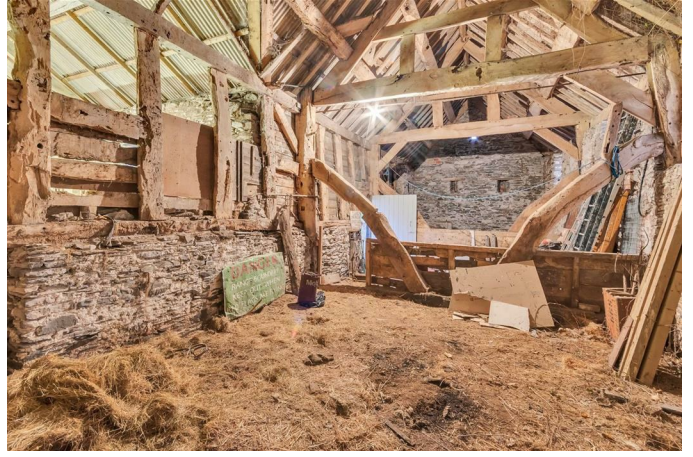


The adjoining barn offer fantastic potential to further development (subject to planning being obtained) and is double storey in height with the original structural timbers still in place. There are two doors to the front and two windows to the front.

Additional Photo



Second Barn 51'8" x 17'0" (15.76m x 5.20m)



The second barn runs at 90 degrees to the first barn and is also double height with the original structural timbers in place.

Below The Barn 16'2" x 14'11" (4.93m x 4.55m)



Below the second barn there is an additional area accessed from the garden having a door to side and an outside tap. An ideal place for stabling or for storage.

Annexe



The self contained annexe adjoins the second barn and has its own private garden area and driveway that runs to the top side of the main house.

Lounge/ Kitchen 17'10"x 15'8" (5.44mx 4.78m)



The well appointed accommodation has a window to front, a door to the front, a window to the side and a door to the side, stone fire place and the original beamed ceiling. The kitchen area has a stainless steel sink with a mixer tap over, plumbing for a washing machine, base and wall units with work surfaces over, space for a cooker and part tiled walls.

Inner Hallway

The inner hallway has doors leading to the two bedrooms and shower room, loft hatch and a beamed ceiling.

Shower room



Having a window to the rear, shower cubicle, fully tiled walls, wash hand basin, low level w.c., electric wall heater, electric shower, and a shaver light.

Bedroom One 7'11" x 15'3" (2.43m x 4.65m)



Having a window to the front, electric heater and the original beamed ceiling.

Bedroom Two 8'11" x 9'4" (2.73m x 2.87m)



The second bedroom has a window to the rear, electric heater, original beamed ceiling and a built in cupboard.

Courtyard

To the outside of the annexe there is a covered pergola and patio area ideal for sitting out and dining in the warmer months.

View From The Annexe



Gardens



The gardens located at the front of the house are laid to lawn with numerous planted flower beds and mature shrubs. There is also a patio area and vegetable patch along with ornamental pond and greenhouse. To the far end there is a small orchard with productive fruit bushes and trees.

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Further Outbuildings



There is a metal outbuilding large enough to shelter a vehicle along with an adjoining log store.

Fields

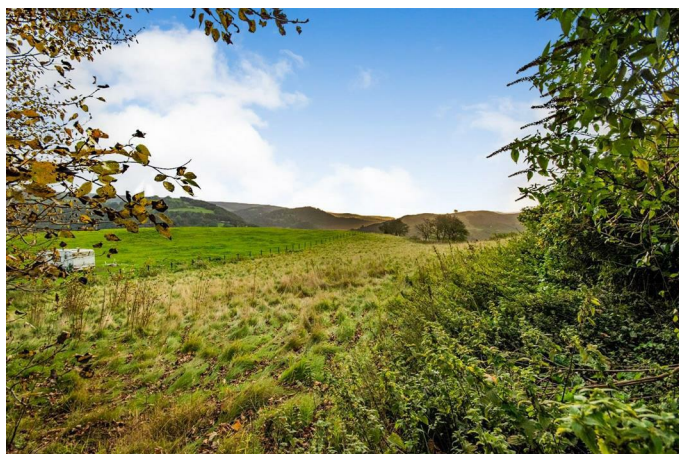


The property also has the benefit of approximately 6.65 acres of adjoining fields and sloped grounds ideal for equestrian use to include keeping horses, camping and much more. The fields are fully enclosed by fencing with gated access by the annexe and gated access and right of way to the bottom of the property. A further gated access is located to the rear of the house which also gives access and driveway to the annexe.

Additional Photograph



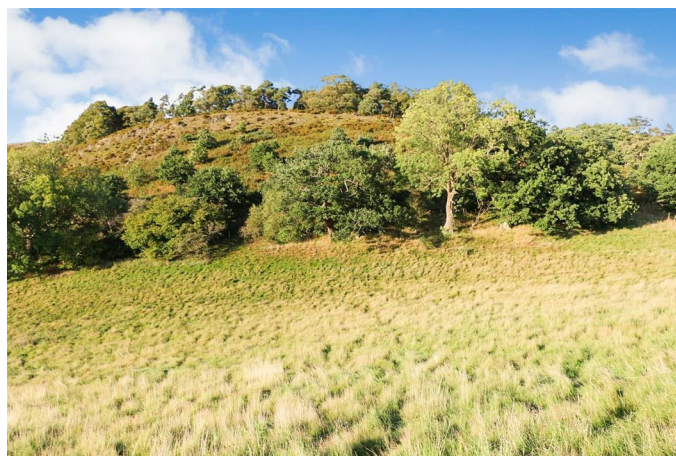
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Land Boundary



Views



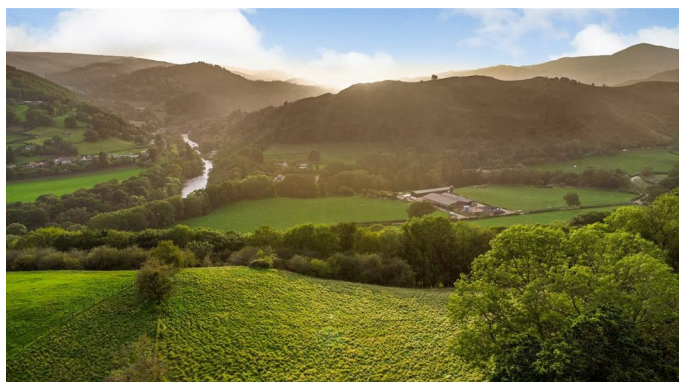
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We offer a FREE valuation/market appraisal service

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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.

To Book a Viewing

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

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 Denbigshire Country Council and we believe the property to be in Band F.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance

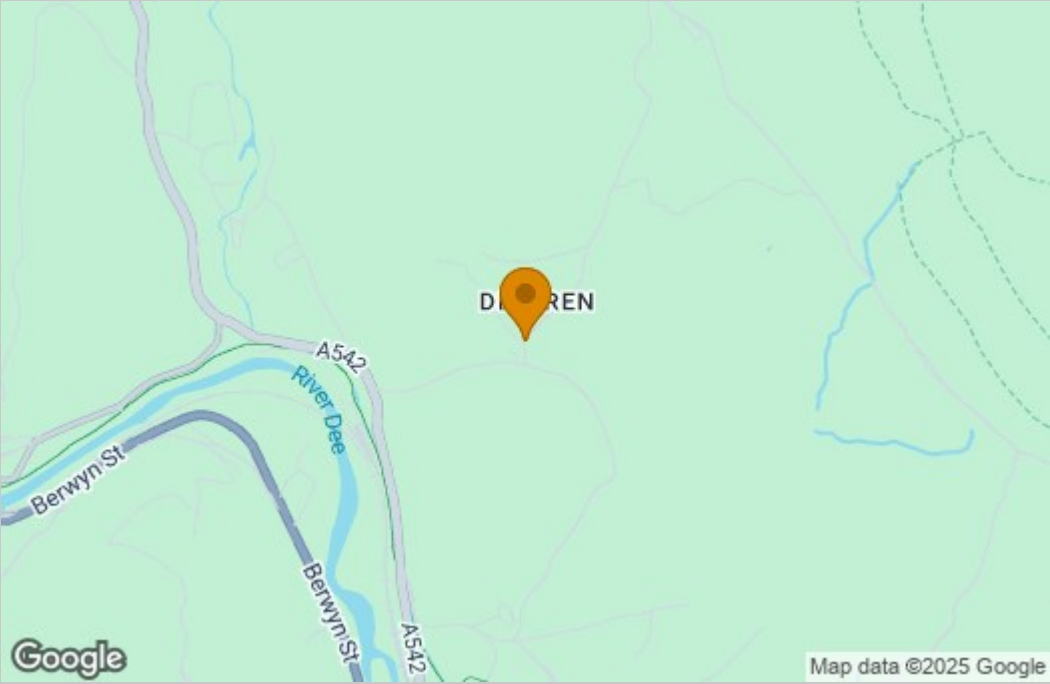
purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

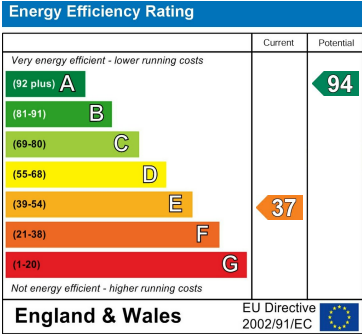
Floor Plan



Area Map



Energy Efficiency Graph



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