

Town & Country

Estate & Letting Agents

Corwen

£699,950



Set in idyllic Welsh countryside and approached via a long private driveway, this stunning 16th-century home sits within approx. one acre of beautifully landscaped gardens. Lovingly restored in recent years, the property has undergone extensive modernisation and refurbishment, blending period character with contemporary comfort. Benefitting from oil-fired central heating and double glazing, the home offers spacious and flexible living throughout. The inviting entrance hall leads to a large L-shaped kitchen/dining room with modern units, a utility room, and a picture window showcasing spectacular countryside views. A throughway connects to the pool room, then on to a cosy sitting room/snug with French doors to the rear garden. A generous living room with oak flooring leads to a cloakroom and a stunning pitched-roof dining room with triple-aspect garden views. The luxurious principal suite features its own entrance hall, walk-in cupboard, stylish four-piece bathroom, dressing room, and bedroom with exposed beams and a stable door opening to the garden. Upstairs, the guest bedroom includes an en-suite and a unique retractable balcony, while two further double bedrooms—both with exposed beams—share a contemporary shower room. The self-contained annex, accessible via its own entrance or the main house, comprises a kitchen/dining room, pantry, and a striking double-height living room with log burner, picture window, and French doors. A mezzanine bedroom with en-suite completes this versatile additional living space.

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DESCRIPTION

Located in the idyllic Welsh countryside and approached via a long driveway, this stunning home dates back to the 1600s and is set within approximately an acre of beautifully maintained gardens. In recent years, the property has undergone a comprehensive programme of regeneration, modernisation, and refurbishment. It must be viewed to fully appreciate the scale of the home and the quality of the work undertaken. Benefiting from double glazing and oil-fired central heating, the property briefly comprises an inviting entrance hall with a boiler room off, and a large L-shaped kitchen/dining room fitted with a range of contemporary units. A utility room adjoins this space, and a large picture window frames spectacular views of the surrounding countryside. An open throughway leads to the pool room, which in turn provides access to a cosy sitting room/snug with French doors opening to the rear garden. A spacious living room with light oak flooring has a cloakroom off and an open throughway to a beautifully pitched roof dining room offering triple-aspect views of the gardens. The principal bedroom suite has its own entrance hallway, a large walk-in cupboard, a contemporary four-piece bathroom suite, and a dressing room which leads to the bedroom itself. This space features exposed beams, a window, and a stable door looking out onto the garden. The first-floor landing provides access to the guest bedroom,

which benefits from an en-suite shower room and a standout feature— a retractable balcony set into a window facing the front elevation. Two further double bedrooms on this floor feature exposed beams and share a stylish contemporary shower room. The annex can be accessed either from the main residence or via its own separate entrance. It opens into a kitchen/dining room with a pantry off and a throughway leading to a stunning double-height sitting room with a log burner, large picture window, French doors to the garden, and an open staircase rising to the mezzanine bedroom with en-suite shower room.



LOCATION

Set in a designated Area of Outstanding Natural Beauty within Denbighshire, only 7 miles from the beautiful historic market town of Ruthin. The property is in an enviable location with far reaching views towards Snowdonia and is near to many beautiful Welsh heritage sites and benefits from close proximity to a wide range of outdoor pursuits, including walking at nearby Offa's Dyke. Situated approx. 3 miles from the village of Llandegla it is in easy access to day-to-day amenities.

PORCH

Entered through an open throughway into a single-glazed covered porch with quarry-tiled flooring, a wooden double-glazed door opens into the main entrance hall.

ENTRANCE HALL

12'2 x 11'6

Featuring wood-effect flooring, a radiator, semi-vaulted ceilings with exposed beams, and an internal leaded glazed window overlooking the kitchen/dining room. Doors lead to the kitchen/dining area and the boiler room.

BOILER ROOM / BOOT ROOM

8'8 x 8

Accessed either via hallways or door leading to outside, this room houses the oil-fired boiler and pressurised hot water cylinder.



KITCHEN/DINING ROOM

23'8 x 19'9

A charming L-shaped space with quarry-tiled flooring, two radiators, and a cast iron log burner. A beautiful picture window provides breath-taking countryside views. Fitted with contemporary wall, base, and drawer units in contrasting greys, the kitchen includes a ceramic double-bowl sink with mixer tap, tiled splashbacks, space for a range-style cooker, and an integrated fridge. Exposed ceiling beams add to the character. A door leads to the utility room and an open throughway connects to a reception room which is currently being utilised as a pool room.



to the front and side elevations, a radiator, and exposed ceiling beams. Fitted with antique-style pine base units and stainless steel sink, with space and plumbing for a washing machine and dishwasher.



LIVING ROOM

17'1 x 15'

Accessed via two steps down, this room features light oak flooring, recessed downlights, a radiator, and an open throughway to the dining room. Three steps lead to the annex, with a separate door to the cloakroom WC.



POOL ROOM

16'1 x 11'4

With ceramic tiled flooring, two rear-facing windows, and a door opening onto the brick block patio beneath a stone arch. A door connects to the principal suite, and two arched throughways lead to the snug.



CLOAKROOM W/C

3'6 x 5'8

With quarry-tiled flooring, a radiator, recessed downlights, a low-level WC, and pedestal washbasin with tiled splashback.



SNUG

16' x 12'4

Featuring exposed floorboards, a radiator, exposed ceiling beams, and an exposed brick chimney breast with an open cast-iron dog basket fire. Two rear-facing windows and a door open onto the patio. An open staircase leads to the first-floor accommodation and a door connects to the main living room.



UTILITY ROOM

10'3 x 11'5

Featuring wood-effect flooring, windows

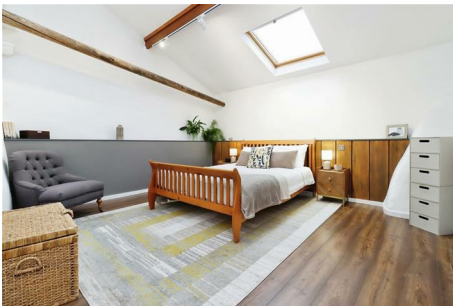


DINING ROOM

18'8 x 14'9

A breath-taking space with continued light oak flooring and triple-aspect garden views. Includes a discreet integrated door giving access to the garden and slate window sills.

PRINCIPAL SUITE



BEDROOM

16'1 x 13'5

Continuing the wood-effect flooring from the dressing room, with partial wood-panelled walls, two skylights, vertical radiator, rear-facing window, stable-style door, and exposed ceiling beams.



EN-SUITE

9'5 x 9'2

A luxurious four-piece suite featuring a wood-effect ceramic tiled bath with central mixer tap, dual-flush WC, oversized shower with dual-head thermostatic unit, and a vanity unit with a large basin and mixer tap. Partially tiled in a wood grain ceramic finish, with recessed lighting, chrome heated towel rail, and an arched side-facing window.



DRESSING ROOM

13'2 x 9'6

Wood-effect flooring, windows to both side elevations, a vertical anthracite radiator, vaulted ceiling with exposed oak beam, and an open throughway to the bedroom.

FIRST FLOOR LANDING

With exposed floorboards, ceiling beam, skylight, loft access, and lever-latch/panelled doors to bedrooms and the shower room.



GUEST BEDROOM

21'8 x 14'3

Light oak flooring, vaulted ceiling, side window, two built-in cupboards, en-suite access, and a skylight with integrated retractable balcony offering countryside views.



EN-SUITE

8'1 x 4'2

Oversized shower with fixed-head thermostatic system, pedestal basin, low-level WC, tiled flooring and walls, chrome heated towel rail, skylight, extractor fan, and recessed ceiling lights.



BEDROOM THREE

11'7 x 11'

Exposed floorboards, radiator, rear-facing window, vaulted ceiling with skylight and exposed beams.



BEDROOM FOUR

11'6 x 7'3

Exposed floorboards, two rear-facing windows, semi-vaulted ceiling with skylight and exposed beams.



SHOWER ROOM

11'3 x 3'7

Wood-effect flooring, oversized shower with thermostatic controls, dual-flush WC, matching vanity with basin and

mixer tap, partial wood-effect ceramic tiled walls, and skylight.

ANNEXE



KITCHEN/DINING ROOM

12'1 x 14'3

Accessed via a stable door from the rear garden or internally from the main house. Ceramic tiled floor, Shaker-style base units with display cabinets, integrated appliances including stainless steel double oven, electric hob, fridge, and dishwasher. Single-bowl ceramic sink with mixer tap, recessed lighting, exposed beams, garden-view window with remote blind, and a large walk-in pantry. Two steps lead to the living room.



LIVING ROOM

14'8 x 13'6

Double-height room with a large picture window and remote blind, light oak flooring, radiator, exposed brick chimney with cast iron log burner, French doors to the garden, and an open staircase to the mezzanine.



MEZZANINE BEDROOM

14'8 x 13'

Light oak flooring, open balustrade overlooking the living room, three skylights, radiator, and door to en-suite.

EN-SUITE SHOWER ROOM

8'2 x 4'2

Shower enclosure with fixed-head thermostatic unit, wash basin, low-level WC, ceramic tiled floor and partial wall tiling, chrome heated towel rail, skylight, recessed lights, and extractor fan.



EXTERNALLY

The property is approached via a long tarmac driveway flanked by fields,

leading to timber gates that open to ample gravelled off-road parking. The mature, well-tended gardens include an array of colourful plants, shrubs, and trees, as well as an ornamental pond. Outbuildings include a timber shed and a former stable, now a spacious workshop measuring 21'2" x 14'6", with three original stable doors and a window overlooking the garden. A rear courtyard features brick block paving and slate steps rising to the garden, which continues with further flower beds, stone retaining walls, and steps to an upper level.





normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



DRONE PHOTOGRAPHY



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band G: £3695.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.



Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant





Total floor area 285.7 m² (3,075 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	