

# Town & Country

Estate & Letting Agents



**The Old Fisheries Selattyn Road, Glyn Ceiriog, LL20 7HB**

**Offers In The Region Of £1,200,000**

Nestled in the picturesque village of Glyn Ceiriog in the heart of the Ceiriog Valley, this stunning riverside country residence offers an exceptional opportunity for both families and potential business ventures. Set within an expansive plot of over 10 acres, the property has been fully renovated to provide extensive accommodation that is both luxurious and functional. With three spacious reception rooms, this home is perfect for entertaining guests or enjoying quiet family time. The seven well-appointed bedrooms ensure ample space for family and visitors alike, while the four modern bathrooms provide convenience and comfort for all. The beautiful rural location enhances the charm of this property, offering breath taking views and a tranquil atmosphere. The grounds feature a menage, ideal for equestrian enthusiasts, as well as river frontage that adds to the allure of outdoor living. Additionally, the presence of outbuildings presents fantastic scope for various business opportunities, whether it be for leisure activities or agricultural pursuits. This remarkable country home is not just a residence; it is a lifestyle choice that combines the beauty of nature with the comforts of modern living. If you are seeking a unique property that offers both space and potential, this is an opportunity not to be missed.



### Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed up the hill into Chirk and turn left opposite the church onto the B4500 Castle Road, towards Glyn Ceiriog. Continue on this road for approximately 6 miles, passing through the villages of Pontfadog and Dolywern, until reaching Glyn Ceiriog. Upon entering the village proceed to the roundabout and turn left signposted Selattyn. Follow the road over the bridge and take the first right. Follow the lane up for around 150 metres and the property will be found on the right set below the lane. Follow the driveway down to the property.

### Property Overview

The property has undergone an extensive scheme of renovation to create a beautiful, high specification family home. With fantastic attention to detail and finish, the property offers a superb lifestyle choice with spacious bright accommodation throughout. Currently separated into three dwellings, there is great flexibility for families to live together and have the benefit of an income from the ground floor self contained apartment if desired. Equally, it would be very easy to create one large family home set in wonderful grounds and location ideal for those looking for equestrian facilities or outdoor pursuits.

### Location



Located in the heart of the Ceiriog Valley with stunning views in all directions. The property is easily accessible from larger towns and cities with good road links to Chester and Shrewsbury. The nearest train station is just a ten minute drive away while the coast is just under an hour away by car. For those looking to embrace the outdoor lifestyle, the scenery is breathtaking with fantastic walks, great horse riding routes and many outdoor pursuits such as canoeing and water sports in the nearby cultural town of Llangollen.

### Accommodation Comprises

### Porch

The stone and oak framed porch leads to the front door giving access to the property.

### Lounge/ Dining Room 13'4" x 31'3" (4.08m x 9.53m)



On entering the property the first room is the impressive, spacious lounge making an ideal space for entertaining and relaxing. Having two windows to the front, a door to the front and three windows to the rear. With a large focal stone inglenook with an oak beam over, two alcove cupboards and solid wood flooring. An oak and glass staircase lead off to ground floor and first floor.

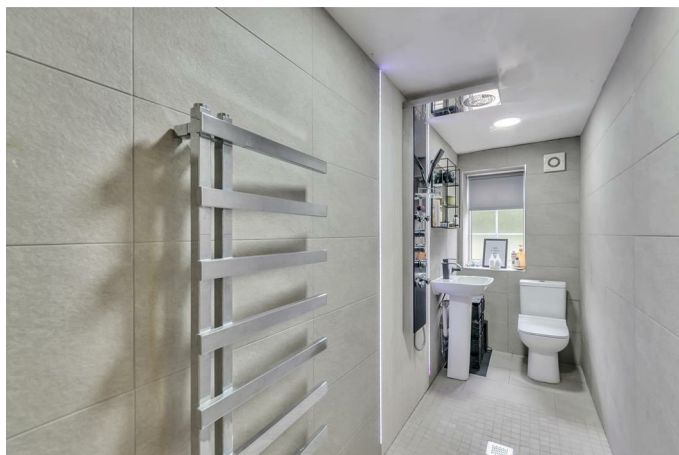
### Additional Photo



### Inner Hallway

The inner hallway has a window to the front, a radiator and wood floor. Doors lead to the shower room, home gym and ground floor bedroom.

### **Shower/ Wet Room 3'5" x 11'7" (1.06m x 3.54m)**



The shower/ wet room has a window to the rear, w/c and a wash hand basin with a mixer tap. The shower area has a shower with jacuzzi style jets, a heated towel rail with fully tiled walls and an extractor fan.

### **Home Gym 12'0" x 7'5" (3.67m x 2.27m)**



A very versatile space ideal for a number of uses having a glazed door to the rear leading out onto the garden, a radiator and wood flooring.

### **Ground Floor Bedroom 15'7" x 9'3" (4.77m x 2.84m)**



The good sized ground floor double bedroom has a window to the side, a glazed door to the rear leading out onto the garden, wood flooring and a radiator.

### **Lower Level**

The staircase leads down to the lower level of the property that has the fantastic kitchen and utility.

### **Kitchen/ Family Room 33'3" x 12'9" (10.15m x 3.89m)**



The superb kitchen has two windows to the rear with French doors to the rear leading out onto the gardens. Fitted with a comprehensive range of modern base and wall units with contrasting granite work surfaces over giving a real contemporary feel to the room. There are panelled walls with tiled flooring throughout with a large stone inglenook with an oak beam over at the far end of the room with two built in alcove cupboards. For cooking there is a range style oven, inset sink with a mixer tap, space for an American style fridge and plumbing for a dishwasher. An island unit and breakfast bar provide a very sociable space to entertain and dine with the addition of a built in bar area under the stairs adding to the appeal.

### **Additional Photo**





### Additional Photo



### Utility 7'3" x 9'4" (2.22m x 2.85m)



The utility has vinyl floor with bifold doors leading to the garden. There are wall and base units and space for appliances.

### First Floor Landing

The first floor landing is accessed from the oak and glass staircase and has a window to the front and Velux window letting in lots of light, a radiator and wood flooring. Doors lead to the bedrooms and the bathroom.

### Bedroom One 13'0" x 15'5" (3.97m x 4.71m)



The beautiful first double bedroom has a window to

the front, a window to the rear and two Velux windows letting in lots of light. There is a tiled floor, a radiator and double doors leading onto glazed balcony with beautiful views over the surrounding hills and the Ceiriog Valley.

### Bedroom Two 12'2" x 11'0" (3.71m x 3.36m )



The second double bedroom has two windows to the rear overlooking the gardens and surrounding hills, two Velux windows, a radiator and wood flooring.

### Bedroom Three 10'5" x 11'6" (3.20m x 3.51m )



The third double bedroom has a window to the rear with views, a Velux window, a radiator and wood flooring.



#### Bedroom Four 14'11" x 9'11" (4.56m x 3.03m)



The fourth double bedroom has a window to the front, a Velux window and a window to the rear with beautiful views. There is wood floor, a radiator and exposed stone chimney breast.

#### Family Bathroom 6'3" x 11'4" (1.93m x 3.46m )



The well appointed, modern family bathroom has a Velux window, free standing bath with free standing mixer taps over, heated towel rail, a wash hand basin and a w.c. on a vanity unit with free standing taps over and granite worktop, tiled flooring, part tiled walls, exposed structural timbers and a separate shower cubicle with a jacuzzi jet style shower.

#### Second Entrance

The property is currently divided into three separate areas with the adjoining cottage having its own entrance.

#### Porch

The second porch has a stone and oak framed entrance leading to the front door.

#### Lounge 16'0" x 18'4" (4.89m x 5.61m)



The cozy lounge has a window to the front, a window to the rear with views and a door to the front. There is wood flooring, original beamed ceiling, electric heater, a large focal inglenook fireplace with a oak beam over and an open fire, stairs leading off to the first floor and an under stairs cupboard.

#### Snug/ Home Office 7'8" x 8'3" (2.36m x 2.53m)



The snug has a window to the rear with great views, a radiator and wood flooring. With an electric wall heater, beamed ceiling and an archway leading to the dining room.



### Dining Room 12'0" x 15'8" (3.66m x 4.79m)



The dining room is another great space to entertain having a window to the front, a window to the rear and a radiator. There are wall lights, original beamed ceiling and wood flooring. There is a focal log burning stove inset with a beam over and an alcove cupboard. The dining room leads through to the kitchen.

### Kitchen/Dining 15'1" x 14'5" (4.61m x 4.40m)



The bright kitchen/dining room is an L shaped space with a window to the front and two windows to the rear with French doors to the side leading out onto the garden. The kitchen is fitted with a modern range of base and wall units with contrasting work surfaces over, an eye level Bosch electric oven, Bosch ceramic hob with glass splashback and chimney style extractor fan. There is space for a American fridge, sink unit with mixer tap and tiled flooring.

### Additional Photo



### First Floor Landing

The landing has a Velux window to the rear and window to the rear letting in lots of light. There is a storage heater and built in storage cupboard. Doors lead to the bedrooms and the bathroom.

### Bedroom One 15'2" x 11'7" (4.63m x 3.54m)



The first good sized double bedroom has a window to the rear with outstanding views, a window to the front and a Velux window. There is a electric wall heater and a radiator.

### Bedroom Two 10'3" x 12'2" (3.14m x 3.73m)



The second double bedroom has a window to the



front, Velux window, a radiator, an electric heater and a door leading to the en-suite.

### En Suite



The well appointed en-suite bathroom has a window to the side, a vertical radiator and is fully tiled. With a walk in shower with jacuzzi style jets, extractor fan, wash hand basin with a mixer tap, low level w/c and spot lighting.

### Bedroom Three 8'0" x 9'2" (2.45m x 2.81m)



The third double bedroom has a window to the rear with lovely views, a Velux window and a electric heater.

### Family Bathroom 7'10" x 6'11" (2.39m x 2.12m)



The fantastic, well appointed family bathroom has a window to the side and a window to the rear. There is a panelled bath with a mixer tap and mains shower over with two shower heads, extractor fan, a wash hand basin on a vanity unit with mixer tap and low level w/c. With fully tiled walls, tiled flooring, a vertical radiator and spot lighting making a perfect place to relax after a long day.

### Lower Level Apartment

The property also has the benefit of a self contained one bedroom apartment.

### Kitchen 6'5" x 15'1" (1.97m x 4.60m)



The kitchen has French doors to the rear leading out onto the garden, wood flooring, fitted modern wall and base units with work surfaces over, plumbing for a washing machine, a Bosch electric oven, ceramic hob with extractor fan, an integrated fridge freezer and a sink with a mixer tap. Doors lead to the bedroom, bathroom and the lounge.

### Bedroom 13'10" x 10'2" (4.22m x 3.10m)

The good sized double bedroom has a window to the rear, a radiator and panelled walls. There is wood flooring, spotlights and airing cupboard housing the Worcester boiler.

### Shower room

The shower room has a walk in shower with mains



powered shower, a wash hand basin on a vanity with mixer tap over, a low level w/c., heated towel rail, fully tiled walls and spotlighting.

### **Lounge 14'1" x 11'7" (4.31m x 3.55m)**

The spacious lounge has a window to the rear, French doors leading to the rear gardens, wood flooring and a focal inglenook fireplace with a beam over and spotlighting.

### **To The Outside**



The property is approached along a gated driveway with stone walling that leads down to the property with parking and turning area for a number of cars. To the far side of the driveway there is a wood store, and a purpose built workshop. The gardens to the rear of the property are currently split into separate areas, each having its own private outside space. The first area has a decked patio with a fire pit and raised flower beds. Steps lead down to lower level gardens with a pergola, artificial grassed area and Indian stone patio areas ideal for entertaining and al fresco dining. The second area is accessed from the far side with a pathway running across the front to a gate that leads into the second private garden area. Here you will find a lovely place to relax and entertain having a large pergola and an Indian stone patio. There is an outside w.c. and glass and chrome balustrade with steps leading down to the lower gardens. The lower gardens have a large Indian stone patio giving access to the apartment. There is a bridge over the stream leading to the extensive gardens and orchard that are lawned and shrubbed making an ideal place for children and pets.

### **Driveway and Approach**



### **Gardens**



### **Additional Photo**





### Additional Photo



### Additional Photo



### The Grounds



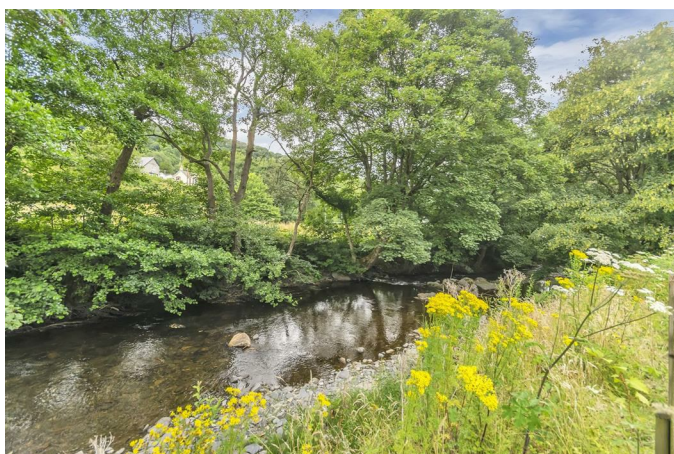
The property has gardens and grounds extending to approximately 10 acres in total. There is a large man made lake to the left of the property with paddocks that run along the river Ceiriog with fishing rights. pathways run through the grounds with an area having productive bee hives and planted woodland. The pathway continues along to where there was once an additional stone cottage that is now derelict. Part of the land extending to approximately three acres is located across the river and has its own access from the Llanarmon Road.

### Menage and Stables



The property also benefits from a stone built stable block with two stables and tack room area. The fenced off menage is perfect for those seeking equestrian facilities. There is also a chicken run and enclosure at the far end of the stables ideal for those looking to keep livestock.

### River Frontage





The Lake



Additional Photo



Additional Photo



Additional Photo



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### Additional Photo



### Additional Photo



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### 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 Wrexham Country Council and we believe the property to be in Band G.

### 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 5.00pm

Saturday: 9.00am to 2.00pm

### 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 most 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.

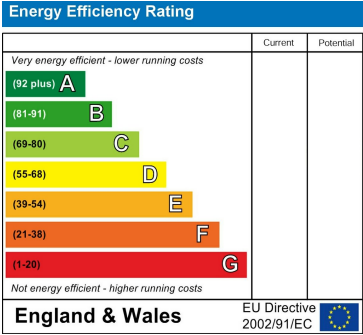


Floor Plan

Area Map



Energy Efficiency Graph



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