

Wingetts

More than just estate agents



Min Nant Butlers Hill, Llangollen, LL20 8HT

Price £385,000

A charming Grade II listed detached Welsh longhouse, believed to date back to the 18th century and reputed to have once served as a minister's residence, set within a beautifully proportioned walled garden adjoining the picturesque Cyflymen Brook. This characterful home retains a wealth of original features, including chamfered beams to the hall and dining room, along with a winding timber staircase leading to bedroom three. The inviting lounge showcases exposed stonework and a feature inset wood-burning stove, creating a warm and welcoming atmosphere. The ground floor also offers a kitchen, utility room, and a 4th bedroom with adjoining office/dressing room — ideal for flexible living arrangements. To the first floor, the spacious master bedroom benefits from an en-suite shower room, complemented by a stylish family bathroom and two further well-proportioned bedrooms. Externally, the sunny aspect garden provides several patio areas perfect for outdoor entertaining, surrounded by mature trees and shrubs, a lawned garden, and direct access to the brook. To the front, a generous parking area offers ample space for up to four vehicles. A truly delightful period home offering charm, history, and idyllic surroundings.

Accommodation

Entrance porch opens into:-

Dining Room

Feature exposed stone work, period style windows to side and front, beams to ceiling, turned staircase off to bedroom three, radiator and door to:-

Kitchen

Range of fitted base and wall units with work surfaces over incorporating sink unit with period style window above offering lovely views over the garden. Space for cooker, tiled floor, period window to rear, door to:-

Utility / Rear Hallway

Space for fridge/freezer and a part-glazed rear door providing access outside, tiled flooring. The utility area offers plumbing for a washing machine and houses a wall-mounted "Glow Worm" combination boiler.

Lounge

Natural light beams through the full-height period French doors, enhancing the character of the room. A feature fireplace with exposed stone surround houses a cast iron multi-fuel burner with timber beam over, creating an attractive focal point. Exposed ceiling beams add further charm, while a radiator provides warmth. Stairs rise to the first floor, and a door leads to:-

Bedroom Four

Ground floor bedroom with period window over looking the garden, useful store cupboard, radiator and door to:-

Study/Dressing Room

A versatile room with period window to front, radiator.

On The First Floor

Stairs rise from the lounge to the split level first floor with Velux window and window to rear.

Master Bedroom Suite

A period window overlooking the garden provides a pleasant outlook and allows for plenty of natural light. Radiator. Loft access to roof space. Door to:-

En-Suite

Shower enclosure with electric shower. w.c, wash hand basin, heated towel rail and extractor fan.

Bedroom Two

Period window to front, radiator, Gothic style door to:-

Bedroom Three

Optional access via the turned staircase from the dining room, velux window and period window to front, radiator.

Family Bathroom

White suite of bath with shower over and glazed side screen, w.c, wash hand basin with storage under, tiled walls and floor, radiator, period window, useful store cupboard.

Outside

Private off-road parking for four vehicles. A gated entrance opens into the garden, with a slate pathway leading to the entrance door. The lawned garden is complemented by a selection of patio areas, including a raised decked terrace ideal for outdoor entertaining. Well-stocked borders, mature trees, a useful store shed, and log store enhance the space. A particular feature of the property is its tranquil setting

adjoining the Cyflymen Brook, with the garden fully enclosed to provide a safe and secure family environment.





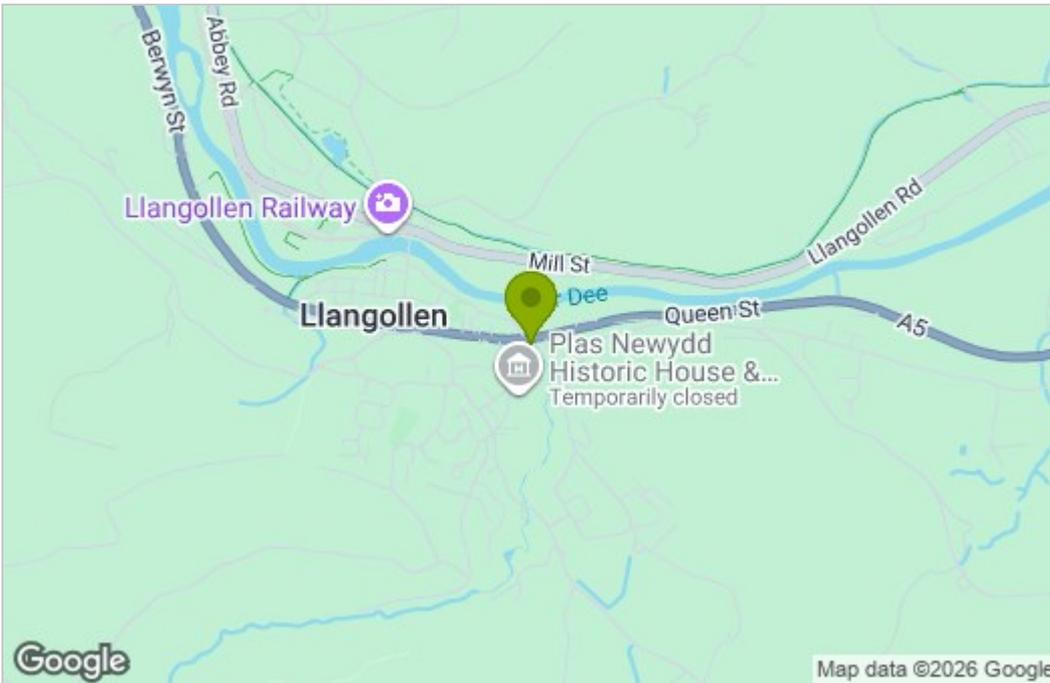
Floor Plan



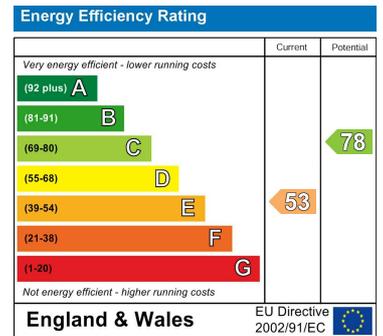
Total area: approx. 131.5 sq. metres (1415.6 sq. feet)
 Artists impression, for illustration purposes only. All measurements are approximate.
 Not to Scale. www.propertyphotographix.com.
 Direct Dial 07973 205 007
 Plan produced using PlanUp.

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Area Map



Energy Efficiency Graph



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