



Total area: approx. 483.4 sq. metres (5203.1 sq. feet)
 All measurements for this information are approximate. All measurements are approximate.
 North is to the right. www.wingetts.co.uk
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Geraint, Llangollen, LL20 7LR

Price £795,000



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Wingetts



Description

A charming and versatile 5 bedroom, 4 bathroom detached country home situated in a private and elevated position (approx. 1.5 acres) over Llangollen offering panoramic views across the Valley and to Castell Dinas Bran. The established wrap around gardens are a particular feature with sun terrace and raised decked patio from which to admire the setting. The original house dates back to 1700's and retains a wealth of character and features throughout offering a comfortable living space, with the stunning Coalbrookdale ironwork to the front elevation, original Coalbrookdale bread oven in the kitchen, well pump and slate slabbed pantry to name a few. The well presented accommodation briefly comprises large entrance hall, drawing room, family room & dining room with access to the vinery, kitchen, utility, sitting room, study and pantry. Spacious master bedroom suite with dressing area and en-suite, three further bedrooms and two bathrooms to the first floor with guest annex en-suite bedroom. Externally there is a 2 storey former barn offering potential for conversion, private gated drive with parking for several cars and slopping paddock to side. NO CHAIN

Directions

From Castle Street proceed to the traffic lights, turning right onto the A5, take the second left hand turning (marked with Wingetts arrow board) proceeding up the Geraint (opposite Riverside Park) proceed uphill (single track road) following the bend (passing a 2nd Wingetts arrow board) and over the brook to the top of the hill where Bryniau Mawr will be observed on the left hand side indicated by the Wingetts for sale board. W3W - Pictured.later.educates



Accommodation

Approached over a private gated driveway parking for several vehicles. The slate steps lead to the entrance door with feature glazed panel displaying the house name.

Entrance Hall

Impressive and spacious entrance hall with feature tiled floor, radiator, window to rear, useful store and doors to:-

Drawing Room

A spacious and light-filled room with windows to the front and side, both fitted with original wooden shutters. The room features an attractive wooden floor, decorative plasterwork, and a gas fire creating a charming focal point. Two radiators provide ample heating.

Family Room

Feature fireplace, two radiators, double French doors with original shutters open into:-

Vinery

Running the length of the family and dining rooms with doors off to both, direct views towards Castell Dinas Bran, slate floor, external door to side patio.

Dining Room

Feature fireplace, radiator, doors to:-

Kitchen

A charming farmhouse-style kitchen featuring an original exposed beam and a range of fitted base and wall units complemented by generous work surface areas incorporating a sink unit. The kitchen is equipped with an oil-fired Aga, an electric hob with extractor above, and an electric oven below, with space for a dishwasher and fridge/freezer. A characterful original "Coalbrookdale" bread oven is set within an exposed brick arch, adding to the room's period charm. An external door provides access to the patio.

Utility

Base and wall units with work surface area, deep sink with window above, plumbing for washing machine, oil boiler, display shelves, beams to ceiling.

Sitting Room

A cosy and characterful room featuring an exposed stone chimney and an impressive inglenook fireplace with a multi-fuel burner, complemented by an oak beam and feature lighting. A window to the side with a charming window seat provides natural light, radiator.

Study

A versatile room currently utilised as a home office, with a window to the side with window seat. Originally the Butler's Pantry, the room features an extensive range of base and wall units providing excellent storage, along with an ornamental fireplace with wooden mantel and a radiator.

Inner Hall

With original water pump and sink. External door to patio.

Pantry

With original slate slab flooring and slate slab surfaces, shelved walls, water filtration and UV system. Stairs rise to:-

Annexe/En-Suite Bedroom 5

A versatile space comprising a double bedroom with windows to the side and rear, along with a comfortable sitting area and radiator. The room benefits from a large en-suite featuring a freestanding Japanese sitz bath, WC, and wash hand basin. The en-suite also includes a window seat, radiator, and an attractive beam to the ceiling, adding further character.

On The First Floor

From the oversized landing there is access to three bedrooms, two bathrooms and the master suite. A ceiling hatch with pull-down ladder provides access to the roof space.

Master Bedroom Suite

A light and spacious master bedroom enjoying stunning far-reaching views through two windows to the front. The room also features a radiator and an attractive ornamental period fireplace,

En-Suite

Bathroom fitted with a bath with mains shower over and additional shower attachment, wash hand basin and WC. Features include an original "Yorkshire slider" window, radiator and heated towel rail.

Dressing Room

A large walk-in dressing room fitted with mirrored wardrobes, drawers, shelving and a clothes rail, with a window to the side providing natural light.

Bedroom Two

Offering far reaching views over the valley through the window to front, radiator.

Bathroom

Attractive free standing bathroom bath, separate shower enclosure with electric shower, w.c, wash hand basin, radiator, heated towel rail, window.

Bedroom Three

Double bedroom with window to front with delightful views, radiator.

Second Landing

Airing cupboard having a Velux window, useful store cupboard, original shelved walled cupboards to eaves, Velux window.

Bedroom Four

Good sized double bedroom with ornamental fireplace, window to front with direct views of Castell Dinas Bran, radiator.

Bathroom

Free standing bath, ornamental fireplace, separate shower enclosure with electric shower, w.c, wash hand basin, radiator.

Outside

Gated driveway opens to the parking area with ample parking/turning space for several cars and continues to the stable block. The wrap around established gardens have an array of stocked borders, fruit trees, lawned garden to side with stocked rockery. Large side patio for outdoor entertaining with delightful views and continues to the rear and side of the house, large water butt, greenhouse, outbuilding housing 4 oil tanks, laundry room, second oil boiler with plumbing and lighting. steps up to raised garden area with grow beds, large raised decked patio from which to admire the panoramic views over Llangollen.

Stable Block

A stone and brick two-storey former stable block with lighting and power connected. The ground floor comprises a garage area, former stable and fuel/freezer room. The first floor offers a games room, workshop and a potential office/store room. The building offers further potential for renovation and benefits from a separate gated driveway, parking and an outside WC

Paddock

Gated pedestrian access from the side patio leads into the paddock with mature tree lined boundary. Vehicular access is via right of way over neighbouring property.

Services

Septic tanks drainage, oil central heating and water filtration system from private well.