Wingetts

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Pen Llwybr, Barbers Hill, Llangollen, LL20 7LR

Offers Over £465,000

A rare opportunity in the sought-after town of Llangollen, Pen Llwybr is a charming and characterful property nestled in the picturesque Llangollen hills. Enjoying breathtaking panoramic views across the town and stretching as far as Castell Dinas Bran, this beautiful home offers a unique blend of history, charm, and modern comfort. This traditional Welsh cottage, originally built over 150 years ago, retains a wealth of original features and has been sympathetically modernised to suit contemporary living while preserving its historic character. The spacious and well-presented family accommodation briefly comprises a welcoming dining hall/reception room, a comfortable lounge with doors opening onto a side patio, and a well-appointed kitchen featuring a traditional Rayburn stove. To the first floor, a galleried landing leads to an impressive master bedroom suite complete with dressing room and en-suite bathroom, along with three further bedrooms and a family bathroom. Externally, the property benefits from off-road parking and a generous decked seating area — the perfect spot for outdoor dining and entertaining while taking in the spectacular surrounding views. Offered for sale with no onward chain.

Directions
From the centre of Llangollen proceed to the top of Castle Street and at the traffic lights turn left, then immediately sharp right into Hall Street, take the first left hand turning into Willow Street continuing up the hill for approximately ¼ of a mile, turn left into the private roadway, proceed for a further 100 yards or so bearing right into the unmade road, continue along the road when the property will be observed on the right hand side.
W3W - Conducted.smuggled.doses

Accommodation
Bespoke oak front door opens into:-

Dining Hall / Reception Room 13'6" x 27'4" (4.14 x 8.34)
An impressive entrance hall incorporating a dining and sitting area with period features including exposed timbers and beams, fireplace with inset closed face wood burner with timber bressummer over and a fire recess to the other side of the room, again with timber bressummer. Stone floors with underfloor heating, two stained glass windows with deep sills to the front with extensive panoramic views over the Vale of Llangollen, a bespoke staircase leads off to the first floor along with oak doors to:

Lounge 15'2" x 27'4" (4.64 x 8.34)
A spacious and light family room with feature inglenook fireplace with inset wood burner, stone hearth and brick surround and timber beams to the side and above, continuation of the stone floor with underfloor heating and two stained glass windows with outstanding views and timber framed front doors off to the side of the house onto the sunny aspect decked patio.

Kitchen 10'2" x 18'8" (3.11 x 5.70)
Fitted with an extensive range of traditional oak units, complimented by work surface areas incorporating a one and a half bowl sink and drainer unit, tiling to splashbacks, feature "Rayburn" stove, situated in a recess with complimentary lighting, timber beam over, integrated dishwasher, fridge and freezer, extractor fan, part tiled walls, recessed ceiling spotlights, doors to storage cupboard also housing the controls to oil condensing boiler and heat recovery system, continuation of stone flooring with underfloor heating, stained glass window with stunning views and oak stable door off to the front of the property.

Galleried Landing
A galleried oak staircase with oak spindles and newel posts splits off to the first floor, the left leading to:

Master Bedroom Suite
Comprising:

Master Bedroom 13'6" x 11'5" (4.14 x 3.49)
A delightful room with exposed beams on the wall, large built in walk in wardrobe, decorative cast iron radiators, recessed ceiling spotlight and stained glass window to the front again with impressive views, through to:

Dressing Room 8'2" x 7'10" (2.49 x 2.39)
With window to front and recessed ceiling spotlights, door to:-

En Suite 10'2" x 18'11" (3.11 x 5.77)
Shower enclosure with mains shower having drench head and shower take off, pedestal wash hand basin, low level WC, cast iron radiator, exposed timber floors, recessed ceiling spotlights and built in shelving for storage.

Bedroom Two 15'2" x 10'5" (4.64 x 3.20)
A spacious room with dual aspect windows with views to both side and front, cast iron radiator, exposed timber on one wall.

Family Bathroom
Bath with mains shower over and side screen, pedestal wash hand basin, low level WC, exposed timber flooring, recessed ceiling spotlights and stained glass window to the front with panoramic views.

Landing
Staircase off landing area to the converted loft space, timber flooring, door to storage cupboard and door to:

Bedroom Three 9'8" x 15'8" (2.95 x 4.78)
With a small stained glass window to the rear, sloping ceilings to both sides, two cast iron radiators and exposed timber flooring.

Bedroom Four 9'8" x 23'6" (2.95 x 7.18)
Two stained glass windows to the front, exposed timber flooring and feature timber "A" frame, built in storage cupboards under the eaves, cast iron radiator and door to a large storage cupboard housing the mega flow hot water cylinder and centravac cleaning system.

Outside
Private driveway providing off road parking with double doors opening onto a decked seating area which leads onto the frontage, part decking leading to the other side of the property which again has a generous decked area to sit and enjoy outdoor entertaining, whilst admiring the far reaching views. Steps from raised decked area adjacent to the front of the property lead to a lower decked tier. Sloping woodland to the front and back of the property,

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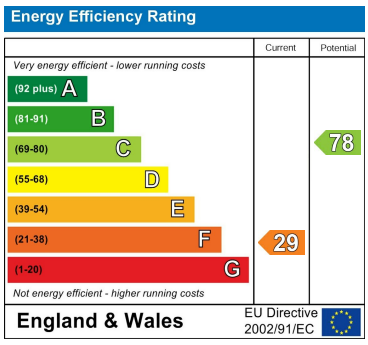
Floor Plan

Total area: approx. 225.0 sq. metres (2421.9 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.

Pen Lluwybr, *

Energy Efficiency Graph



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12 Castle Street, Llangollen, Denbighshire, LL20 8NU
Tel: 01978 861366 Email: llangollen@wingetts.co.uk www.wingetts.co.uk