



Pen Yr Allt Cottage Ffordd Glyndwr

Nercwys, CH7 4AU

Offers Around £650,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to offer This Detached Four Bedroom Property, Pen yr Allt Cottages for sale, nestled in a picturesque countryside setting in the sought-after village of Nercwys. Set within approximately one acre of land with additional six acre field, this charming property boasts a range of stables, a barn, and ample outdoor space, making it an ideal opportunity for equestrian enthusiasts or those seeking a peaceful rural retreat. Originally built in the 1800s, Pen yr Allt Cottages has been extended over the years to create a spacious and versatile home, seamlessly blending period charm with modern comfort. Nestled in a picturesque setting with stunning countryside views, this beautifully maintained property boasts a wealth of original features, including exposed stone walls, beamed ceilings and an open fireplace.

The home offers a well-balanced layout, featuring a welcoming Entrance Hallway, a Kitchen/Dining Room, and a Utility Room with WC. The Lounge, with an elegant archway leading into the Dining Room, provides a seamless flow between living spaces, while the Snug offers a cosy retreat. A turned staircase leads to the first floor, where you'll find four bedrooms, three of which are generous doubles, along with a spacious bathroom and an additional shower room.

While the property would benefit from some updating and modernisation, it presents a fantastic opportunity for buyers to enhance and personalise it to their own taste, unlocking its full potential.

With its original character features, extensive living spaces, and idyllic surroundings, this home offers a rare opportunity to enjoy both charm and functionality in a peaceful countryside setting. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Accommodation Comprises:

The property is accessed via its own private driveway, which extends towards the stables, providing ample parking for multiple vehicles.

A charming stone pathway meanders through the grounds, leading to a set of elegantly paved steps that gently descend to the front entrance.

Entrance Hallway

A composite door with decorative stained glass leads into the welcoming entrance hallway, featuring tiled flooring, exposed stone walls from the original cottage, and a beamed, textured ceiling. The staircase ascends to the first-floor accommodation, while wall light points and a single panel radiator provide warmth and illumination. The hallway seamlessly flows into the snug area.

Kitchen

This beautifully designed and well-appointed kitchen is equipped with an extensive range of high-quality wall and base units, complemented by luxurious granite work surfaces that enhance both aesthetics and durability. Select units feature elegant glass inserts, adding a stylish design element and an opportunity for display storage. The kitchen also benefits from a built-in range cooker with an extractor hood, tiled splashbacks, and a ceramic one-and-a-half sink unit with a mixer tap. Dual aspect double-glazed windows to the front and side elevation allow natural light to flood the space. Other features include a textured ceiling, space for two fridge freezers, a double panel radiator, and power points.

Inner Hallway

Continuing from the kitchen, the inner hallway features matching tiled flooring for a seamless transition. A pantry cupboard provides useful storage and houses the electricity meter and fuse board. Additional features include a courtesy light, built-in shelving, loft access, a beamed ceiling, and ceiling light points.

Utility Room

The utility area is equipped with plumbing for a washing machine and dryer, providing convenient laundry facilities. It features a corrugated plastic ceiling, double-glazed windows with a wood grain effect, and a matching wood grain effect UPVC door leading to the front elevation.

Cloakroom

Fitted with a two piece suite comprising of a close-coupled W.C, a sink unit with vanity storage, tiled flooring, a beamed ceiling and a single panel radiator. A built-in cupboard with sliding doors offers ample storage with shelving and coat hooks.

Lounge

Accessed via the entrance hallway, the main living room is a spacious and versatile area, accommodating both living and dining spaces. A brick-built chimney breast serves as a focal point, housing an electric log-effect fire set on a tiled hearth. Beamed ceilings enhance the character of the room, complemented by built-in brick side tables.

Double-glazed windows to the front and side elevations offer picturesque views over the property's six acres of land, filling the room with natural light. Additional features include ceiling and wall light points, a sliding door leading to the conservatory, and an archway that seamlessly connects to:

Dining Room

The dining space includes additional double-glazed windows to the side elevation, a double panel radiator, and a textured ceiling.

Conservatory

A bright and airy space with wooden-framed glass panels and a corrugated plastic roof, offering beautiful views of the garden. Double-glazed doors lead to a patio area, while additional top-opening stained glass windows enhance the charm. The conservatory is complete with a ceiling light point, a wall light point and a wall-mounted electric radiator, all set on a dwarf brick wall.

Snug

A delightful space with an original exposed stone fireplace housing an open fire, complimented by a unique copper mantle and stone hearth. The snug features a beamed ceiling, two double-glazed windows overlooking the rear elevation and an additional original single-glazed window. Built-in shelving is neatly recessed into the chimney breast, offering functional storage. Wall light points and a single panel radiator.

Stairs From Hallway Rise To

Landing

The split-level staircase features a decorative ceiling rose and a large double-glazed window to the rear elevation with a charming window seat area. An archway with step up leads to bedroom Three and Four.

Bedroom One

A generous double bedroom boasting dual-aspect UPVC double-glazed windows with picturesque views of the garden and adjoining fields. The room is complete with a double panel radiator, built-in wardrobes with mirrored sliding doors, a decorative coved ceiling and a ceiling rose.

Bedroom Two

A well-proportioned double bedroom featuring fitted wardrobes with central mirrored sliding doors, a double-glazed window to the side elevation overlooking the surrounding land and fields, a single panel radiator, a decorative ceiling, cove detailing, and a ceiling rose.

Bedroom Three

Bedroom Three Features built-in wardrobes with sliding mirrored doors, a built-in sink unit with hot and cold taps, splashback tiling, a courtesy light, a double-glazed window to the side elevation, a single panel radiator, and a textured ceiling.

Bedroom Four

Another generously sized double bedroom with a double-glazed window to the front elevation, a double panel radiator, and a textured ceiling.

Bathroom

This spacious bathroom is fitted with a four-piece bathroom suite comprising a panelled bath with splashback tiling, a low-flush W.C, a pedestal sink unit and a corner shower enclosure with an electric shower. Additional features include an extractor fan, wall light point, textured ceiling, and built-in cupboards with slatted shelving housing the hot water tank.

Shower Room

The shower room is well-appointed, featuring a corner shower enclosure with a luxurious jet-style system, including a ceiling-mounted rainfall showerhead, a detachable handheld showerhead, and additional wall-mounted jets for a spa-like experience. A pedestal sink unit is complemented by decorative shelving and brushed-back tiling, adding both style and practicality. The space also includes a low-flush WC, a textured ceiling with a ceiling light point, and an extractor fan to ensure ventilation.

Tel: 01352 700070

Outside

Outside, a dual-aspect sweeping driveway leads to a spacious parking area, providing easy access to a block of four stables, an open barn, and a pigsty. The property benefits from south-facing wraparound gardens, which are mainly laid to lawn, offering plenty of outdoor space to enjoy. A paved patio area provides the perfect spot for relaxing or entertaining while taking in the picturesque countryside surroundings. The grounds to the property are approximately one acre, with a variety of private areas to enjoy.

The standout feature of this home is the additional 6 acres of lands across the way perfect for those seeking equestrian facilities, bound by hedging and tree's this is a rare opportunity.

Stables & Barns

The stable block is a solidly built structure with a corrugated iron roof, offering a practical and well-designed space for equestrian use. It features three stables, each with single-glazed windows to the rear elevation, concrete flooring, and wooden stable doors for easy access. Additionally, there is a tack room with wooden stable doors, providing ample storage for equipment.

The tack room is well-equipped with light and power, concrete flooring, built-in shelving, and plumbing for a sink and toilet. A single-panel window to the rear elevation ensures natural light, making this a functional and convenient space for horse care and storage.

Council Tax Band F

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Money Laundering

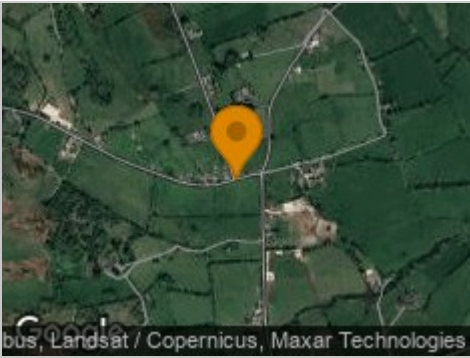
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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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