



## Hafod Bilston Llandegla

Llandegla, Wrexham, LL11 3BG

£675,000



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## Accommodation Comprises

The property is approached through a charming wooden archway, with steps leading up to a beautifully maintained lawned front garden. Stepping stones meander through the garden to a timber gate set within an attractive stone-built wall, opening into a delightful gravelled courtyard adorned with an abundance of mature potted plants. This sheltered space provides a wonderfully welcoming first impression and perfectly complements the character of the home.

## Entrance Porch

A canopy porch with courtesy lighting shelters a traditional timber entrance door with glazed panels, opening into a quaint entrance porch with quarry tiled flooring, exposed stone walls, and an original hatch feature. This delightful space immediately sets the tone for the accommodation beyond.

## Kitchen

Without doubt the heart of the home, the stunning farmhouse kitchen is an extraordinary room bursting with rustic charm and authenticity. The kitchen is fitted with a range of handcrafted base units with solid wooden work surfaces incorporating a deep Belfast sink with mixer tap, integrated undercounter fridge, freezer, dishwasher, and a traditional Rayburn range cooker with hot plates, double ovens, and warming drawer.

The room is rich in original architectural details, including exposed stone walls, arched stone openings, alcoves with timber shelving, and a beautifully preserved original bread oven which could potentially still be used as a bread or pizza oven. A recessed pantry area offers additional fitted units and shelving, centred around a deep-set stone window overlooking the garden.

Soaring vaulted ceilings with a mezzanine-style apex and high-level window flood the room with natural light, while triple-aspect timber-framed double glazed windows frame views of the surrounding gardens. Quarry tiled flooring and a striking suspended timber and wrought iron light fitting create a truly unforgettable kitchen that is both practical and breathtaking.

## Inner Hallway

Stone steps descend from the kitchen into an atmospheric L-shaped inner hallway featuring quarry tiled and slate flooring, exposed stone walls, exposed ceiling beams, and deep-set timber-framed windows overlooking the garden. A stable-style door provides access to the rear courtyard, while further doors lead to the utility/WC and principal lounge.

## Utility Room/Cloakroom

Beautifully styled to complement the character of the home, the utility room and cloakroom comprises a low flush WC and a handcrafted chopping-block style unit with inset wash basin and plumbing beneath for a washing machine. Quarry tiled flooring, exposed beams, deep stone window reveals stained glass detailing, and exposed stone walls ensure even this practical room is full of charm.

## Lounge

The principal reception room is a magnificent and highly versatile space of exceptional proportions. Centred around a spectacular inglenook fireplace with exposed stone surround, substantial oak beam, and cast iron log burner, the room is the perfect place for cosy evenings and entertaining alike.

Character features are abound, including exposed stone walls, original timber beams, quarry tiled flooring, and traditional stone mullioned windows. The generous proportions allow for multiple seating areas, while timber-framed double doors and a floor-to-ceiling picture window open to and overlook the side garden, seamlessly blending indoor and outdoor living.

An original turned timber staircase rises gracefully from the lounge to the upper floors, further enhancing the home's historic character.

## Stairs Rise to the First Floor Landing

### First Floor Landing/Living Room

The expansive first floor landing is currently utilised as an additional sitting room, demonstrating the flexibility of the accommodation. This impressive space features exposed beams, an attractive stone fireplace with open fire, and stone mullioned windows framing delightful views across the gardens and countryside.

A staircase rises to the second floor, while doors lead to two double bedrooms and the family bathroom.

## Bedroom Three

A spacious and characterful double bedroom overlooking the rear gardens through a bank of timber-framed double glazed windows set within deep stone surrounds. The room features exposed beams, high ceilings, and ample space for bedroom furniture.

## Family Bathroom

A beautifully appointed bathroom blending traditional style with modern comfort. The suite comprises a high flush WC, freestanding forest green roll-top bath with shower attachment, and a wooden vanity unit with inset wash basin. Exposed stone walls, original beams, timber flooring, and a column-style radiator with towel rail create a luxurious and elegant space.

## Bedroom Four

Another generous double bedroom positioned to the front elevation, showcasing exposed stone walls, timber beams, fitted wardrobes, built-in shelving, and stunning original stone mullioned windows offering far-reaching views across the surrounding countryside.

## Stairs Rise to the Second Floor Landing

### Second Floor Landing

The second floor opens to a large and versatile landing area with built-in storage cupboards, exposed beams, wall lighting, and access to the upper floor accommodation.

### Study/Office

Originally part of the former water tank area, this useful room is currently arranged as a compact home office. Ideal for those working remotely, it offers excellent flexibility and could also be incorporated into the adjoining bathroom if desired.

### Second Floor Bathroom

A wonderfully quirky bathroom comprising a low flush WC, wall-mounted wash basin, and panelled bath with shower attachment. A deep-set stone window frames breathtaking countryside views, creating a peaceful and highly individual space.

### Principle Bedroom

A stunning bedroom with vaulted ceilings, exposed beams, and beautiful stone mullioned windows to the front elevation. Elevated on the top floor, the room enjoys far-reaching views across rolling countryside and offers ample space for a king-size bed and accompanying furniture.

### Bedroom Two

A superbly spacious double bedroom with vaulted ceiling, exposed painted beams, and views over the rear gardens. Bright, airy, and generously proportioned, this room offers an exceptional retreat.

## Garden

The gardens and grounds are a truly enchanting extension of the home, perfectly complementing its character and idyllic countryside setting. Wrapping gracefully around the property, the gardens have been lovingly cultivated to create a series of beautifully established outdoor spaces that feel both private and wonderfully connected to the surrounding landscape. Predominantly laid to lawn, the grounds are interspersed with mature flowering trees, fruit trees, established shrubs, and an abundance of seasonal planting, including colourful circular flower beds and naturalistic wildflower borders that bring texture, movement, and year-round interest.

Stone steps and meandering pathways lead through tiered raised beds and thoughtfully planted borders, revealing new vantage points from which to enjoy the gardens and the peaceful surroundings. Mature hedging and trees provide a high degree of privacy and shelter, while beyond the boundaries the property enjoys uninterrupted views across rolling countryside and neighbouring farmland, where grazing sheep and open fields create an unmistakably tranquil and quintessentially rural backdrop.

Tucked to the side of the house is a particularly charming courtyard terrace, beautifully enclosed and evocative of a Mediterranean courtyard garden. This sheltered and sun-drenched space is ideal for al fresco dining, morning coffee, or relaxed evenings with family and friends. Altogether, the gardens offer an exceptional lifestyle opportunity, combining the romance of an established country garden with breathtaking views and the serenity of an utterly idyllic setting.

EPC Rating - TBC

Council Tax Band F

Tel: 01978 353000

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

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## Energy Efficiency Graph



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