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Bryn Nannau

Ty Nant, Corwen,
LL21 0RG

Offers Around
£650,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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A large six bedroom rural house full of historic charm ideal for family and guests with versatile outbuildings and a large barn/workshop, including a 4 berth static caravan standing in gardens and land extending to 1,58 acres.

BRYN NANNAU

As you approach Bryn Nannau the house emerges from its lush surroundings. The journey up the private unmade no through lane sets the tone for the serenity and seclusion that awaits. Spread across approximately 1.58 acres, the property is a sanctuary of informal gardens and mature trees providing a tranquil retreat from the hustle and bustle of modern life.

Stepping inside, the grandeur of the home is immediately apparent, a spacious lounge attached to a large conservatory fills the room with natural light and offers views over the Welsh hills, perfect for both family life and entertaining. The interior showcases a seamless blend of classic, contemporary design elements ensuring every corner of Bryn Nannau exudes elegance and comfort.

KEY FEATURES

Six spacious bedrooms each provides plenty of space for family and guests.

Sprawling grounds nestled in about 1.58 acres of lush gardens and mature trees.

Historic charm, originally a period house, it was thoughtfully extended 25 years ago combining timeless elegance with modern comforts.

Guest friendly, it includes a cosy four berth static caravan perfect for hosting friends and family in self contained comfort.

Versatile outbuilding: A large barn/workshop and implement shed providing endless possibilities for hobbies, storage or projects.

Breathtaking views enjoy stunning views over the enchanting beauty of the changing seasons right from your home.

Bryn Nannau isn't just a home, it is a lifestyle.

EXPANSIVE FAMILY HOME

The large family living room is the heart of the home, designed with comfort and style in mind, this classic country style is complemented by an AGA oven. This space effortlessly combines traditional charm with modern amenities.

This distinguished residence originally a period house was thoughtfully extended about 25 years ago, transforming it into a versatile family home. With its timeless charm and contemporary comforts, we see Bryn Nannau as a perfect home for anyone who wants to lead a classic Welsh rural lifestyle.

ELEGANT BEDROOMS

As you walk up to the first floor you are connected for four of the six spacious bedrooms each providing plenty of space for family and guests. Four of these bedrooms feature en suite bathrooms/shower rooms ensuring privacy and convenience for all. The principal bedroom is host to a full bathroom suite with a double shower and luxurious roll top bath.

TRANQUIL CONSERVATORY

Adding a conservatory creates a wonderfully situated living space bathed in natural light. This tranquil space offers breathtaking views over the surrounding gardens making it the perfect spot for morning coffees and evening sunsets. Whether you are entertaining guests or enjoying a quiet moment, the conservatory is a treasured feature of Bryn Nannau.

Bryn Nannau's functional spaces extend beyond the main house. The large timber post and panelled barn/workshop measuring 30' x 29'3" along with the 30'5" x 10'5" lean-to implement shed provide endless possibilities for hobbies, storage or even a small business. These versatile spaces are a testament to the home's adaptability and potential.

CULTIVATED GARDENS

For those with a green thumb, the property boasts three "Haygrove" poly tunnels and a modern Rhino greenhouse. The kitchen gardens are a horticultural delight offering an abundance of fresh homegrown produce throughout the year. Whether you are an experienced gardener or a novice, Bryn Nannau provides the perfect setting to cultivate your passion for plants.

SEASONAL BEAUTY

One of the most enchanting aspects of Bryn Nannau is its ever changing beauty with the seasons. In autumn the large chestnut tree at the front sheds its leaves revealing expansive winter views often dusted with snow. Spring brings a burst of life as the tree flowers alongside vibrant daffodils lining the driveway. Summer offers an abundance of produce from the vegetable and fruit gardens while the house remains cool and inviting. Winter sees you cosying up by the fire or enjoying the holidays soaking in the breathtaking views.

Despite its secluded setting, Bryn Nannau is equipped with all essential utilities including mains electricity, septic tank and a bore hole water supply. The addition of a mobile phone mast on the property brings in a rental income of £750 per annum, blending practicality with profitability.

The property also includes a four berth static caravan providing comfortable self contained accommodation for visiting friends and family. This additional living space ensures that Bryn Nannau can accommodate guests with ease making it an ideal home for those who love to entertain.

MODERN COMFORTS

In 2018, Bryn Nannau embraced modern sustainability with the installation of a ground source heating system and 14 solar panels. These eco friendly features not only reduce the home's carbon footprint but also enhance its efficiency.

DIRECTIONS

From the Agents Ruthin Office take the A494 Corwen Road proceeding for some 9 miles through the village of Gwyddelwern and on reaching the junction with the A5104 Chester road turn right. On reaching the traffic lights with the A5 turn right in the direction of Cerrigydrudion. Proceed for some 7 miles continuing through the traffic lights near the Rhug estate, past the Goat Inn in Maerdy and after approximately 3 miles take the second left hand turning onto a minor country lane signposted LLangwm. Follow the road over the hump back bridge and take the next right turn on the apex of the bend and follow the lane for some 300 yards and turn left.

COUNCIL TAX**TENURE**

Believed to be freehold.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller

should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

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