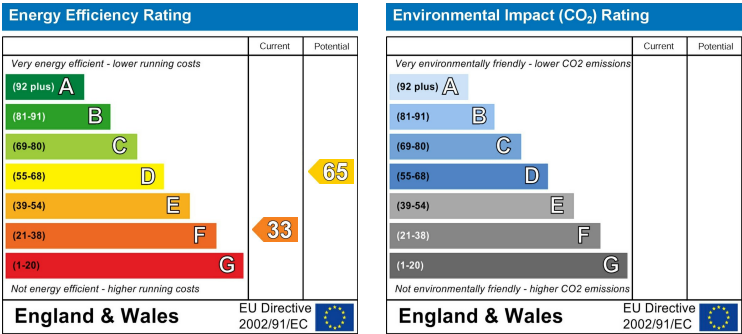
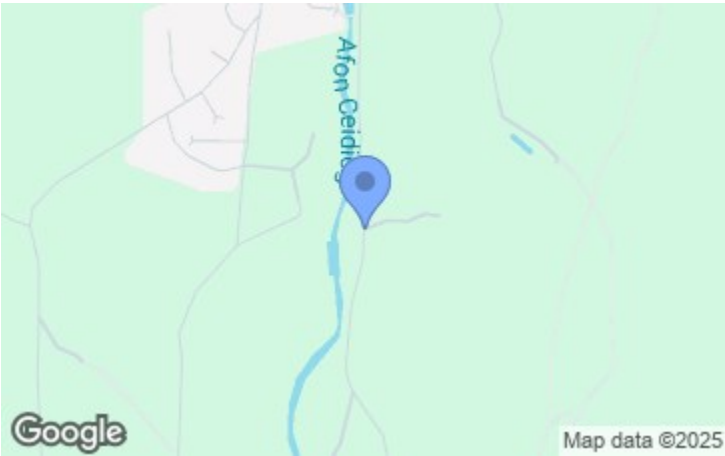
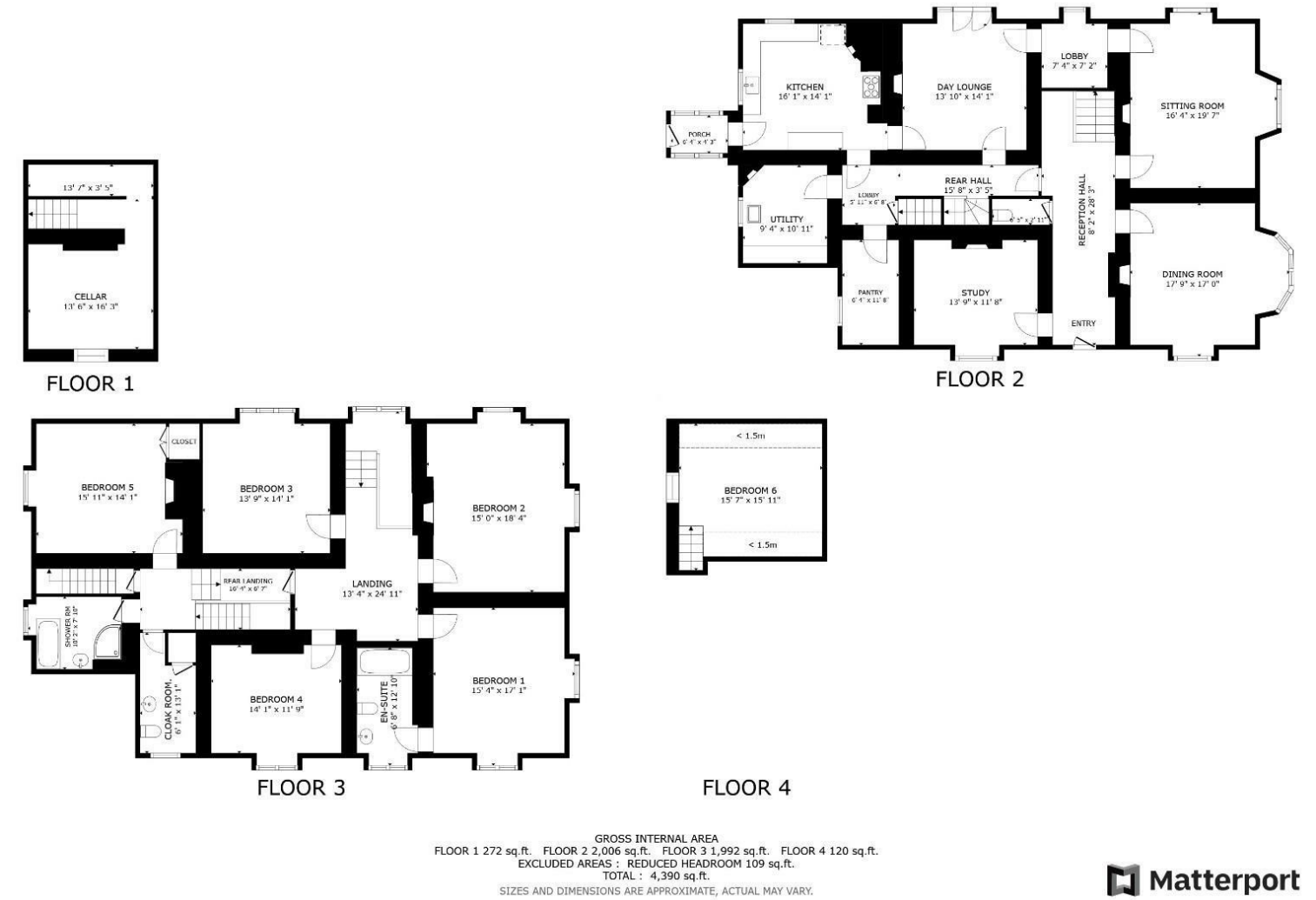




Cavendish

ESTATE AGENTS

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Berwyn Hall

Llandrillo, Corwen, Denbighshire, LL21 OTD

Offers Around

£1,250,000

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.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

An imposing six bedroom period house standing within a mature and very private setting in an enviable rural setting on the periphery of this picturesque village in the heart of the Upper Dee and Pennant Valleys which extend southwards into the Berwyn Mountains, an area noted for its outstanding natural beauty.

Formerly the vicarage to the historic St. Trillo's church at the heart of the village, the house is believed to date from the mid to late 19th.century. It provides an elegant and spacious country residence with handsome rooms arranged around an impressive reception hall and landing. Mainly stone built with brick detailing to window and door openings beneath a slate roof, the accommodation affords an out-built porch, impressive central hall, sitting room, dining room, day lounge, study, kitchen/breakfast room, utility room, pantry and side porch.

First floor landing, main bedroom with en suite, four further bedrooms, shower room and cloakroom, enclosed staircase to second floor bedroom. Cellars. Detached two storey coach house providing stores and ancillary rooms.

Two gated entrances with gravelled drives, beautifully landscaped gardens with secluded and sheltered lawns, many mature trees and paddocks, the whole extending to about 3.54 acres.

Ruthin 17 miles, Llangollen 15 miles, Chester 36 miles.

LOCATION

Llandrillo is a small rural village standing on the B4401 Old Bala Road almost equi-distant between the A5 at Corwen and A494 near Bala. It is an area noted for its scenic beauty with the River Dee meandering along the valley through stunning countryside. It nestles beneath the impressive Berwyn Mountain range which extends from Llangollen in the east towards Lake Vyrnwy and Dolgellau in the south and south-west.

The house stands in a very secluded setting approached via two main entrances, both gated, with extensive gravelled driveways leading to the front of the house where there is parking and access to the large and modern purpose built oak framed carport and the adjoining former coach house.

The house was designed to a spacious plan and combines a wealth of original features with large sash windows, in part lined in pine with original shutters to the main sitting and dining rooms, the latter with a beautiful bay window which has views southwards into The Pennant Valley., together with modern amenity.

The house is approached via an out-built porch opening to a large central reception hall with a fine tiled floor and impressive hardwood turned staircase. There is a cloakroom and access through to the inner hallway leading to the secondary staircase and northern side of the house.

There are two elegant reception rooms with pleasing southerly views along the Pennant Valley with fine high ceilings, lovely pine windows with panelled surrounds and in-set shutters, a particular feature to the dining room with a fine bay window. There are original fireplaces with a traditional style Victorian fireplace with heavy hardwood surround to the sitting room and a handsome white marble fireplace to the dining room.

There is a more informal day room with stone lined fireplace and modern wood stove, together with a glazed door opening which opens to a large veranda.

There is a study overlooking the front drive, and traditional style fitted kitchen with range cooker and central breakfast bar, together with walk-in pantry, utility room to the opposite side of the rear hall and a modern oak framed porch which opens to the enclosed courtyard adjoining the coach house.

An enclosed staircase leads down to the large cellar with two storerooms.

To the first floor is a large landing with 4 bedrooms, the main with dual aspect over the driveway and grounds together with a large en suite shower room. All the rooms enjoy pleasing views over the grounds. The inner hall extends to the rear staircase with a further double bedroom, cloakroom and modern shower room.

A further enclosed staircase leads up to the upper floor with bedroom six or hobby room.

The coach house is a substantial mainly stone built range providing three rooms to the ground floor, namely a garage, stables and garden stores. There is a spiral staircase leading up to a converted first floor also providing three rooms presently used as a games room, home office and bar.

The house is approached via the original gated entrance leading directly through informal lawns and impressive mature trees to the front of the house. In addition a more recently created second driveway, also gated, extends through informal lawns with a number of young trees and an adjoining paddock, ideal for keeping a horse. The area is noted for its many bridleways and country lanes leading throughout the area and into the Berwyn Mountains.

Thereafter, the gardens extend around to the southern side of the house with formal lawns, a wide patio with large and modern covered veranda, summerhouse extensive and well-established manicured lawns and shrubs together with a sheltered patio and barbeque.

A central shrub lined pathway leads to an arched opening to a substantial hedge leading through to a larger informal garden beyond, possibly a former tennis court with kitchen garden area with raised bed and timber framed greenhouse. A particular feature is an impressive dry-stone wall which bounds the majority of the north and eastern boundary. There is a further garden extending along the north-western side with ancillary stores.

ROOM MEASUREMENTS

- Reception Hall 28’3 x 8’2
- Sitting Room 19’7 x 16’4
- Dining Room 17’9 x 17’
- Study 13’9 x 11’8
- Day Lounge 14’1 x 13’10
- Kitchen 16’1 x 14’1
- Utility 10’11 x 9’4 Pantry 11’8 x 6’4
- Main Landing 24’11 x 13’4
- Bedroom 1 ` 17’1 x 15’4 En-Suite 12’10 x 6’8

Bedroom 2 18’4 x 15’	By appointment through the Agent's Ruthin office 01824 703030.
Bedroom 3 14’1 x 13’9	
Bedroom 4 14’1 x 11’9	
Bedroom 5 15’11 x 14’1	
Bathroom 10’2 x 7’10	
Bedroom 6 15’11 x 15’7	
Cellar 16’3 x 13’6 & 13’7 x 3’5	HE/PMW

The Coach House
Ground floor. Garage 15’ x 12’ Stables 14’2 x 12’ Stores 14’6 x 10’2
First Floor Bar 14’2 x 10’ Games Room 15’ x 12’ Office 14’6 x 12’3

TENURE

Freehold

COUNCIL TAX

Denbighshire County Council – Tax Band H

FLOOR PLANS

included for identification purposes only, not to scale.

DIRECTIONS

What 3 Words - refers.listening.overture

*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 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 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 - REFERRALS

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