



Bryn Celyn & Bryn Celyn Cottage Glascoed, Abergele, Conwy, LL22 9DF

£795,000

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EPC - F24

Council Tax Band - H Tenure - Freehold

SUMMARY

A Charming 1800s cottage and outbuildings extended in the 1930s to create a substantial Gentleman's Residence.

Set within approximately 2 acres of beautifully varied grounds, this enchanting five-bedroom 1800s cottage combines period charm with generous living space, mature gardens, and a wealth of characterful outbuildings.

The property is approached through a stone-walled frontage and offers a wonderfully flexible layout. Inside, the main house features an entrance lobby, two reception rooms, cloakroom, and a well-equipped kitchen with a separate breakfast room and access to the cellar. Further ground floor rooms include a utility, dining room, and a spacious lounge.

Upstairs, there are five bedrooms, one with an en-suite, plus two additional bathrooms, offering plenty of space.

Outside, the grounds are a true delight. You'll find around an acre of mature gardens, including a wild garden, water garden pond, and a variety of established trees such as sycamore, pine, and beech. The second acre consists of private woodland.

A range of outbuildings enhance the property's appeal, including a garage, workshop, log store, and no fewer than six stables.

Adding further flexibility is Bryn Celyn Cottage, a converted annexe offering a kitchen, lounge, second sitting room, three bedrooms, and two bathrooms—ideal for multi-generational living, guests, or potential rental income.

With ample parking, character throughout, and stunning grounds, this unique home offers a rare opportunity to own a slice of rural charm with all the space and versatility you could need. EPC Rating F24.



Entrance Lobby

7'5" x 5'11" (2.26m x 1.80m)

A welcoming space featuring classic quarry tiled flooring, sash window to the front providing natural light, radiator, and power points.

Downstairs Cloakroom

5'8" x 4'9" (1.73m x 1.45m)

Downstairs cloakroom with window to the front, attractive half panelled walls, pedestal wash basin, low flush W.C., and quarry tiled flooring continuing through from the entrance lobby.

Reception Room

16'1" x 12'0" (4.90m x 3.66m)

A characterful reception space featuring a charming fireplace with slate hearth, parquet flooring, and a fitted corner shelving unit. A side window allows for natural light, complemented by radiators and power points.

Second Reception Room

16'4" x 12'1" (4.983 x 3.686)

With parquet flooring continuing through, panelled walls, features a brick-built and wood fireplace with surround and a delft tiled hearth. A side window provides natural light, making it an ideal setting for a sitting room, study, or snug.

Sun/ Garden Room

7'6" x 6'2" (2.29m x 1.88m)

A bright and airy space with windows to all sides and a uPVC door to the front, perfect for enjoying the surrounding views. Finished with tiled flooring.

Hallway

14'11" x 5'9" (4.55m x 1.75m)

Warm parquet flooring, a window offers a lovely view into the lounge, flooding the space with natural light. Stairs off to further accommodation.

Kitchen

15'11" x 12'5" (4.85m x 3.78m)

This charming kitchen boasts a classic oil-fired Aga with two hot plates and two ovens below. A double integrated fridge alongside a four-ring electric hob with an extractor hood and glass splashback. A range of wall, drawer, and base units with generous work surfaces over, complemented by a central island with additional storage and has natural wood block work surface. Amtico tiled flooring, a stainless steel sink with a bowl and half drainer, integrated oven and microwave, dishwasher, power points, windows to both the side and front elevations, while a hardwood door leads to the front.

Breakfast Room

14'1" x 12'2" (4.29m x 3.71m)

This inviting breakfast room features beautiful Amtico flooring that adds warmth and character to the space. A window to the front, radiator and power points.

Steps lead up into the adjoining dining room, while a door offers direct access to the cellar — ideal for additional storage or pantry space.

Cellar

13'4" x 13'2" (4.06m x 4.01m)

Utility

10'9" x 8'0" (3.28m x 2.44m)

This well-appointed utility room offers tiled flooring and ample storage cupboards for everyday essentials. Windows to the front provide natural light, enhancing the workspace which includes a base unit with work surface over and a stainless steel sink. There is plumbing for a washing machine, space for a tall-standing fridge freezer, and multiple power points.

Dining Room

20'1" x 13'7" (6.12m x 4.14m)

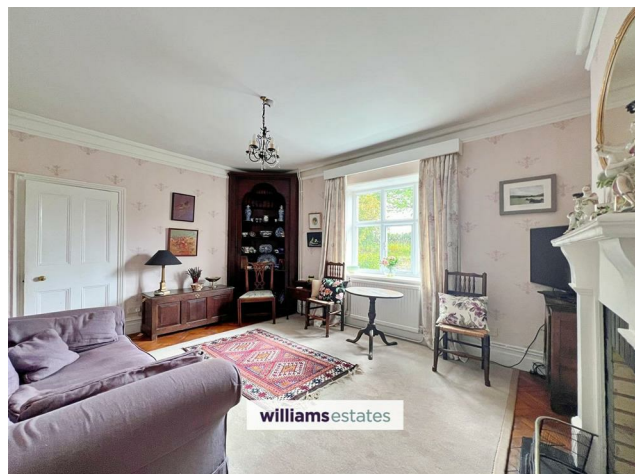
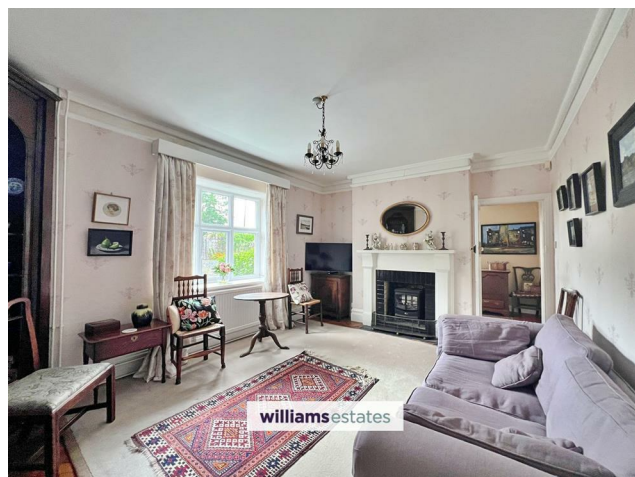
A light-filled and spacious dining room enjoys windows to both the rear and side. A charming feature fireplace adds characterful focal point, power points and radiator. With feature beams and original coved ceiling.

Living Room

20'5" x 14'6" (6.22m x 4.42m)

A fabulous size living room with windows to the side and rear, along with a door to the rear.

A brick-built feature fireplace with a multi-fuel log burner set on a wood surround creates a warm and inviting focal point with a tiled hearth. Additional highlights include radiator, power points, feature alcove shelving, and wall lighting.





Landing

The landing offers a bright and airy space with a window to the rear. A loft access hatch for additional storage potential, along with a radiator and power points. Doors lead to the accommodation off.

Bathroom

14'0" x 6'6" (4.27m x 1.98m)

Featuring fully tiled walls and flooring, low flush W.C., a contemporary vanity unit with basin, a corner shower enclosure, storage cupboard, extractor fan and a window to the side.

Bedroom One

20'3" x 14'1" (6.17m x 4.29m)

A spacious double bedroom with windows to the side and rear, offering pleasant views. Built-in wardrobes for ample storage, radiators, power points and Additional built-in storage beneath the rear window.

Bedroom Three

17'5" x 10'11" (5.31m x 3.33m)

Featuring a window to the side, radiator and power points.

Bedroom Four

15'3" x 12'0" (4.65m x 3.66m)

Featuring a window to the side, radiator, power points and built-in storage cupboard.

En-Suite

12'9" x 5'5" (3.89m x 1.65m)

This well-appointed en-suite features fully tiled walls and flooring, a low flush W.C., pedestal basin, panelled bath with shower over, windows to the front and side and extractor fan.

Bedroom Five

13'8" x 12'11" (4.17m x 3.94m)

A bright and adaptable room with windows to the rear and side. This space includes a pedestal basin for added convenience, built-in storage cupboards for practical organisation, and a loft access hatch providing additional storage potential. Ideal as a guest room, study, or hobby space.

Hallway

Window to the rear elevation.

Bedroom Two

15'6" x 12'2" (4.72m x 3.71m)

Featuring a window to the side, radiator, power points and loft hatch.

Bathroom

16'2" x 8'5" (4.93m x 2.57m)

A well-appointed bathroom featuring a window to the front, vanity unit with basin, low flush W.C., panelled bath with tiled surround. The room benefits from part-tiled walls and part-tiled flooring, complemented by a radiator and loft hatch providing additional storage access.

Bryn Celyn Cottage

Accommodation

Feature stable door leads into:

Kitchen

17'0" x 12'5" (5.18m x 3.78m)

This practical kitchen benefits from stable doors to both the front and rear. Featuring stylish slate tiled flooring, two radiators, multiple power points, plumbing for a washing machine, a void for cooker with an extractor hood above, stainless steel sink with bowl and half drainer. Tiled splash backs, while drawer and base units with work surfaces offer ample storage and workspace. A window to the rear and a further secondary glazed window to the front.

There is also designated space for a fridge freezer.

Living Room

21'6" x 12'2" (6.55m x 3.71m)

Exposed feature beams and slate tiled flooring. Featured high ceiling, galleried landing, and the impressive double height window incorporating the double doors to the patio. Four radiators ensure comfort throughout the seasons, multiple power points. Secondary glazed triple-aspect windows to the front.

Sitting Room/ Hall

18'1" x 11'2" (5.51m x 3.40m)

A welcoming space featuring stylish slate tiled flooring and a cosy multi-fuel log burner set on a slate hearth. A large window to the rear floods the room with natural light, while the glazed door provides addition light to the room. The stairs off lead to the upper floor.

Landing

13'9" x 11'10" (4.19m x 3.61m)

A bright and spacious landing featuring dual-aspect secondary glazed windows to the front, feature exposed beams that add character and charm. Two radiators and power points.

A practical rear landing measuring approximately 3.41m x 2.35m, with two windows to the side providing additional natural light. This versatile space connects with adjoining rooms.

Bedroom One

22'9" x 16'9" (6.93m x 5.11m)

A spacious bedroom featuring dual-aspect windows to the front and rear. Characterful feature beams, radiators and power points.

Bedroom Two

16'10" x 12'1" (5.13m x 3.68m)

A window to the rear, feature beams, radiator and power points.

Bedroom Three

11'9" x 7'7" (3.58m x 2.31m)

Window to the front with secondary glazing, radiator and power points.

Bathroom

8'8" x 6'3" (2.64m x 1.91m)

Dual aspect windows to the rear, radiator, pedestal basin, low flush W.C, part tiled walls, panelled bath with attachable shower.

Second Bathroom

8'9" x 7'5" (2.67m x 2.26m)

With fully tiled walls and flooring, panelled bath with shower over, low flush W.C., a classic pedestal basin and extractor fan.

Outside

The property is set within beautifully natural surroundings, featuring mature woodland with an enchanting mix of sycamore, pine, oak and beech trees, offering privacy, shade, and seasonal colour.

A log store is thoughtfully positioned within the woodland, which is bounded by traditional stone walling to the front, of the historic Bodelwyddan Castle Estate. On the other side is open farmland/parkland - part of the original Castle estate.

A wild garden area has a variety of fruit trees that create a natural orchard feel.

The garden has well established shrubs, fruit trees and both evergreen and deciduous trees

At the heart of the outdoor space lies a tranquil water garden pond, providing a peaceful retreat and attracting local wildlife.

Outbuildings

The building provides an opportunity to reshape for a number of potential uses.

Oil Tank Room – 4.5m x 3.1m

Log Store – 3.8m x 2.3m

Workshop – 5.4m x 3.4m

Outbuilding / Stable – 5.4m x 3.5m

Second Stable / Outbuilding – 5.3m x 4.4m

Garage

32'6" x 26'1" (9.91m x 7.95m)

This large garage was once used as a schoolroom (in 1820) and has a feature stone fireplace and original decorative ceiling.

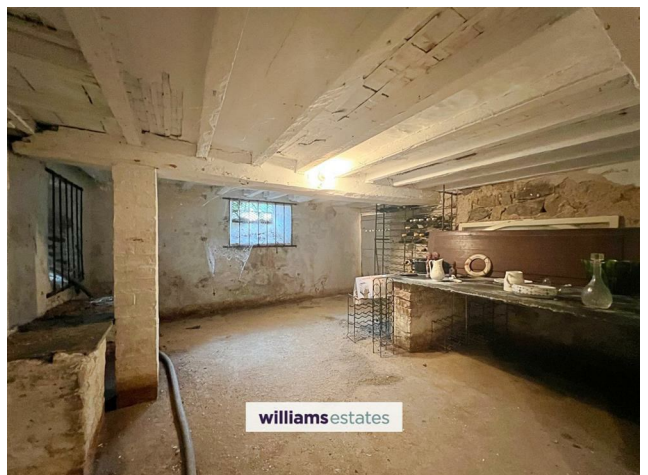
Greenhouse

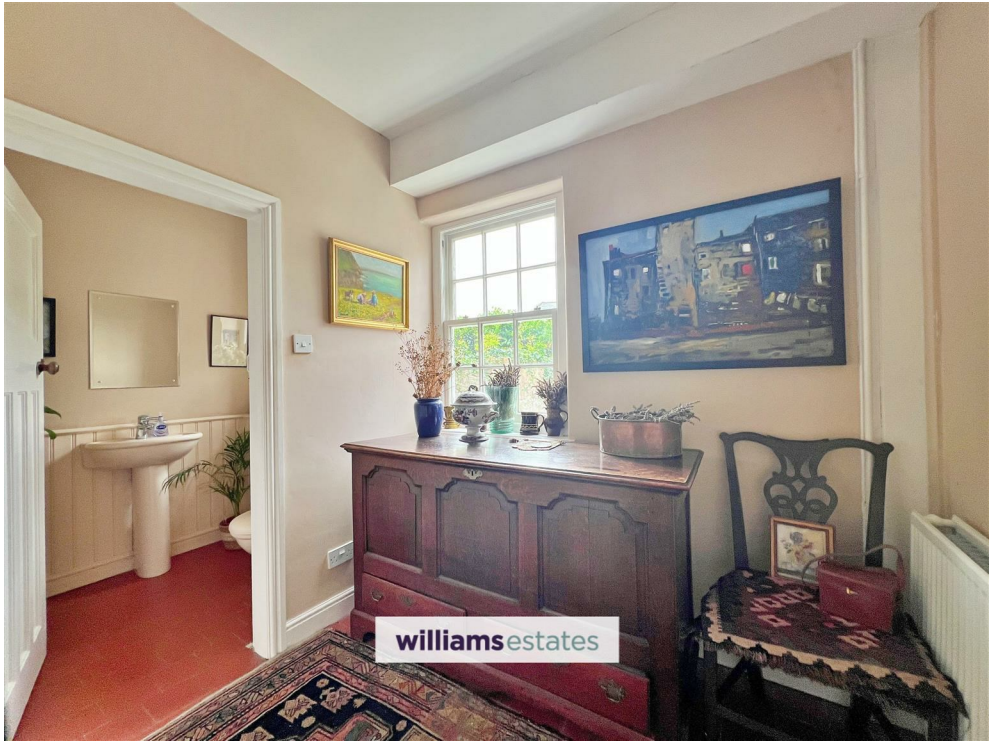
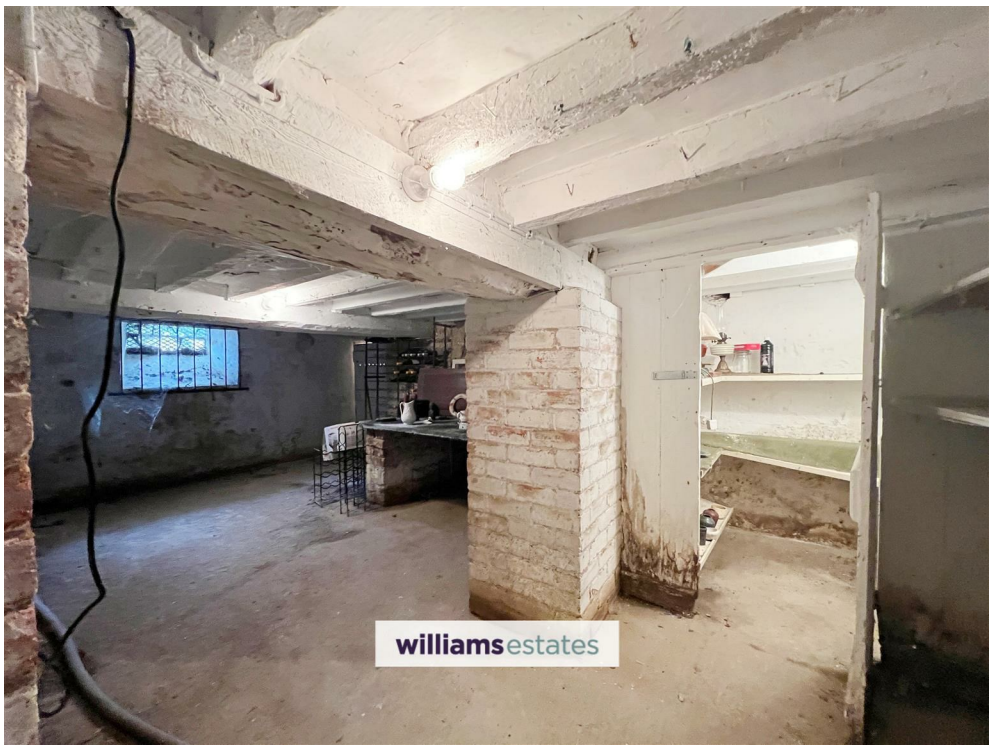
20'5" x 7'1" (6.22m x 2.16m)

Six outbuildings, four with small stable doors

5 Smaller detached outbuildings

Approximate Area: 456 sq ft







Ground Floor

Floor area 180.5 sq.m. (1,943 sq.ft.)



First Floor

Floor area 97.8 sq.m. (1,052 sq.ft.)

Total floor area: 278.3 sq.m. (2,995 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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