

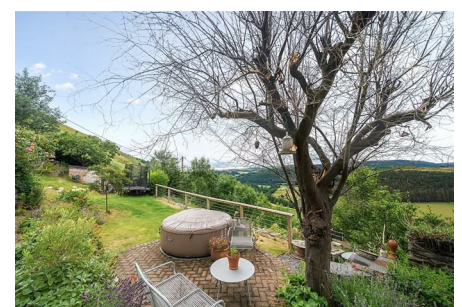


FOR SALE

Asking Price £475,000

Castell, Llandynan, Llangollen, LL20 7YU

A comprehensively renovated and particularly charming stone-built period country cottage boasting sympathetically presented living accommodation, generous gardens, and a range of versatile outbuildings, idyllically situated in a commanding elevated position on the edge of a rural hamlet with panoramic views across the rugged Llantysillio valley.



Llangollen (3 miles), Wrexham (14 miles), Chester (26 miles), Shrewsbury (32 miles)

All distances approximate.



- **Period Stone Cottage**
- **Comprehensively Renovated**
- **Generous Gardens ext to 0.21 acres**
- **Versatile Outbuildings**
- **Panoramic Views**
- **Idyllic Rural Setting**

DESCRIPTION

Halls are delighted with instructions to offer Castell in Llandynan for sale by private treaty.

Castell is a traditional three-bedroom detached stone cottage of particular charm which has recently benefitted from a comprehensive scheme of improvement and modernisation works to now provide around 1550 sq ft of sympathetically presented and stylishly appointed living accommodation arranged across two generous floors. This comprises, on the ground floor, an Entrance Porch/Boot Room and WC, Kitchen/Breakfast Room, Dining Room, Larder/Store, Living Room, and Study/Family Room, together with three first-floor Bedrooms (the Master benefitting from an En-Suite) and a Family Bathroom.

Castell is enviably positioned within generous gardens which extend, in all, to around 0.21 acres, with the property occupying a commanding elevated position with far reaching views afforded to the south across the rugged landscape of the Welsh hills. The gardens have, again, been subject to significant improvement and presently provide areas of lawn interspersed with, and bordered by, maturing floral and herbaceous beds, alongside a patio area ideally situated to capitalise on the panorama beyond.

Positioned within the gardens are a range of versatile outbuildings, most notably a detached Office, this situated alongside the driveway, that's been fully insulated to offer a wonderful working-from-home space but which could, if desired, readily serve as guest accommodation. Further to the Office are a detached Workshop of predominately timber construction and a brick-built outbuilding - the "Bothy" - offering scope for conversion to serve a variety of usages.

SITUATION

Castell nestles in a magnificently rural position against a backdrop of Maesrychen Mountain, with the River Dee meandering through the valley floor below and, as such, affords endless possibilities for walking, cycling, running, and hacking, whilst retaining a convenient proximity to the nearby town of Llangollen which provides a range of day to day amenities, including Schools, Supermarket, convenience Stores, Public Houses, and Restaurants. The county centres of Wrexham and Chester are positioned to the north, with Shrewsbury to the south, all of which boast a comprehensive array of facilities of all kinds, including cultural and artistic attractions.

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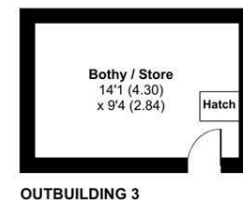
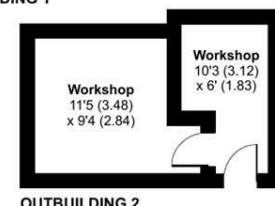
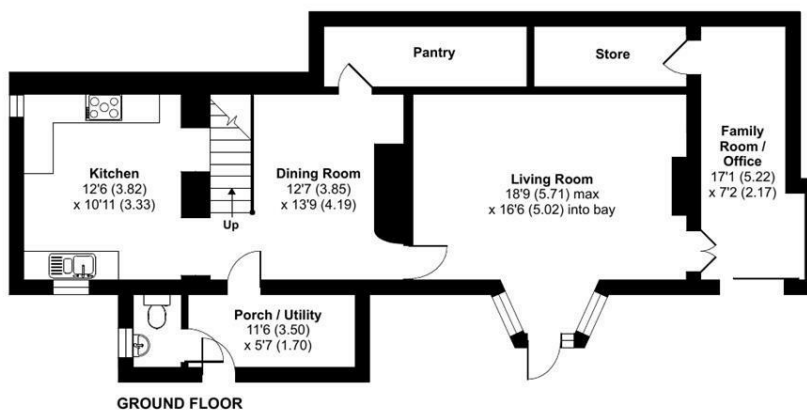
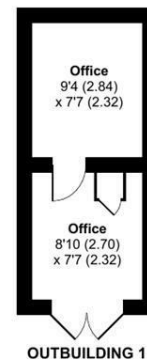
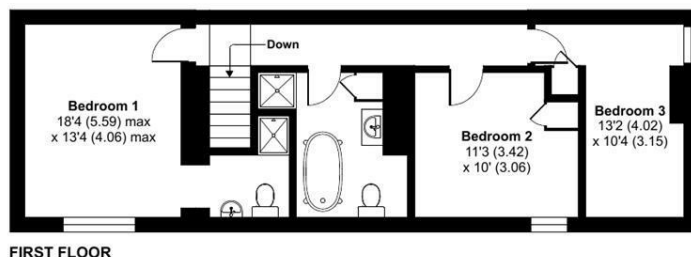
DIRECTIONS

Leave Llangollen to the west via the A5, continuing for around 1.5 miles until a right hand turn leads onto a bridge which crosses the River Dee. Once over the bridge, a sharp left hand turn leads onto the B5103 where, after 1 mile, a right hand turn leads uphill in the direction of the village of Llandynan and, shortly after (just before the phone box), a further right hand turn leads up a steep track where the property can be found on the right. It is advised that viewers continue past the property and turn around when the track levels, to park facing down.



Approximate Area = 1548 sq ft / 143.8 sq m
 Outbuildings = 434 sq ft / 40.3 sq m
 Total = 1982 sq ft / 184.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1326448

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including Ysgol Dinas Bran, Ysgol Gynradd Carrog, Garth C.P. School, Ysgol Gymraeg y Gwernant (rated excellent), Ysgol Cynddelw, Moreton Hall, Oswestry School, and Ellesmere College.

THE PROPERTY

The property provides principal access via a front door which opens into a useful Entrance Porch/Boot Room, this providing an ideal space for storing boots and coats following walks in the surrounding countryside, as well as plumbing for white goods and a door which provides access into a Cloakroom. A further door opens from the Entrance Porch into an inner Hallway where stairs rise to the first floor and a doorway leads immediately to the left into a charming cottage Kitchen/Breakfast room, which comprises a stylish array of base and wall units, a window overlooking the front elevation, and ample space for a breakfast table, alongside a walkway which segues through to a Dining Room, this also accessible from the Hallway, which features an exposed stonework inglenook and a door positioned to the rear allowing access to a spacious Larder.

Positioned next to the Dining Room is a welcoming Living Room with bay-window facing to the south and framing the rugged landscape beyond and a centrally positioned multi-fuel burner which affords the room a particularly cosy ambience, ideal for winter nights, this alongside a further door which leads into a versatile Office/Family Room situated at the eastern aspect of the home and offering excellent potential for a variety of usages, including as a fourth Bedroom, with the room benefitting from recessed storage to the rear.

Stairs rise to a first floor landing where access is provided into three well proportioned Bedrooms, with the Master enjoying an adjoining En-Suite Shower Room and all rooms boasting elevated views over the surrounding hills. The living accommodation is completed by a family Bathroom positioned between the Master Bedroom and Bedrooms one and two, this now featuring a recently installed suite comprising a shower, freestanding bath, low-flush WC, and hand basin.



OUTSIDE

The property is approached via a concrete driveway with space for at least two vehicles, with further parking for two cars on the opposite side of the track. 1

The gardens are a singularly impressive feature of this glorious home and enjoy a desirable southerly aspect across the dramatic landscape of the Welsh hills, which rise in elegant formation from the River Dee and offer a remarkable vista in whichever season they're viewed. The gardens have been transformed by the current vendors to now provide a wonderful accompaniment to the property with areas of lawn and floral beds joined by an attractive paved patio area so positioned to fully realise the views beyond.

The gardens nestle, to the north, against Maesrychen Mountain, this providing open-access walking which connects to a range of country lanes and public footpaths that meander through this imposing landscape.

OUTBUILDINGS

The ground of Castell contain a number of useful and versatile outbuildings:

Office (approx. 5.54m x 2.32m); formerly the garaging for the property but now fully converted and presently serving as a wonderful home office, with comprehensive insulation and power and light laid on. The Office could, if desired, offer scope for use as guest or short term holiday accommodation (PP permitting).

Workshop (approx. 5.00m x 3.40m): of predominately timber construction on a concrete base.

Bothy/Store (approx. 5.31m x 3.12m): a brick-built outbuilding with limited first floor space, presently utilised for storage but with scope for conversion into an ancillary dwelling (PP permitting).

A further brick-built coal shed provides storage for garden equipment



THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Porch/Boot Room: 1.70m x 3.50m

Cloakroom;

Kitchen/Breakfast Room: 3.82m x 3.33

Dining Room: 3.85m x 4.19m

Living Room: 5.71m x 5.02m (max)

Family Room/Office: 5.22m x 2.17

- First Floor -

Bedroom One: 5.59m x 4.06

En-Suite:

Bedroom Two: 3.42m x 3.06m

Bedroom Three: 4.02m x 3.15m

Family Bathroom:

SERVICES

We are advised that the property benefits from mains water, electricity, and full fibre broadband. Drainage is to a private system.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ.

COUNCIL TAX

The property is shown as being within council tax band F on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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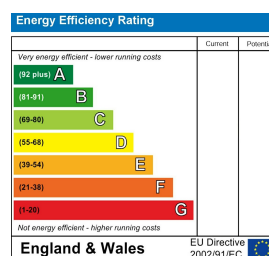
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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