



## Glanrafon Hall

Glanrafon, Corwen, LL21 0HA

Offers In The Region Of £630,000





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### Property Description

#### Accommodation Comprises

The property is accessed via a well-maintained tarmac driveway, which leads to a paved pathway connecting both the annexe entrance and the main house entrance. The driveway extends to the side of the property, providing access to an additional entrance that is predominantly used on a daily basis. For the purpose of this brochure, we will begin our journey through the property at this primary entrance.

#### Main House

Wooden Door Opens Into:

#### Entrance Hallway

The entrance hallway, featuring elegant tiled flooring, provides access to a wet room and a cloakroom, offering convenience and practicality. A further door leads directly to the rear garden, seamlessly connecting indoor and outdoor spaces.

Step up into the Open-Plan Kitchen/Dining Room

#### Wet Room

The wet room is fitted with a mains shower and an adjustable attachment, offering both convenience and flexibility. The room also features fully tiled walls, ensuring a clean and modern aesthetic. Additional highlights include a heated towel rail, providing warmth and comfort, an extractor fan for ventilation, and courtesy lighting for added functionality and ambience.

#### Cloakroom

A separate ground-floor toilet is also present, featuring a low flush WC, a wall-mounted floating wash hand basin with splashback tiling, a double panel radiator, tiled flooring, and a courtesy light.

#### Open Plan Kitchen/Dining Room

Stepping up from the entrance hallway, you are welcomed into a spacious kitchen and dining area, featuring stairs rising to the first-floor master suite. The kitchen is well-appointed with tiled flooring and a range of wall and base units with granite-effect work surfaces. A matching central island features a built-in breakfast bar area and a wine rack. The kitchen provides space for a range cooker with a six-ring gas hob, an American-style fridge freezer, and a dishwasher. Additional features include splashback tiling, a double-glazed UPVC window to the side elevation, a cupboard housing the electric meter and fuse box, a double radiator, and ample space for a large dining table.

Door opens into the annexe:

#### Utility Room

An opening leads into the utility area, which includes a double-glazed UPVC window to the rear elevation, an electric fuse box, a range of base and drawer units, a stainless-steel sink unit with a mixer tap, and ceiling light points. An additional utility space offers a void and plumbing for a washing machine and dryer, a wall-mounted boiler, base units with a complementary wood-effect worktop, tiled flooring, a double panel radiator, and floor-to-ceiling cupboards.

#### Conservatory

Sit atop a dwarf brick wall, this conservatory is the perfect addition to the home, offering a peaceful space to relax and take in the far-reaching views. The room is finished with tiled flooring, creating a stylish and low-maintenance space. Double-glazed UPVC windows to the side elevation allow natural light to flood the room, while a door opening to the garden seamlessly connects the interior to the outdoors. For added comfort, a double-panel radiator ensures the space remains cosy year-round.

#### Stairs From Kitchen Rise To

#### Dressing Room

The master suite is accessed via stairs leading up from the kitchen, offering a sense of privacy and separation from the main living areas. This private retreat features charming exposed beams, adding character and warmth to the space. A galleried hallway provides a sense of openness, while a loft access point offers potential for additional storage. A Velux window allows natural light to flood the area, creating a bright and airy atmosphere. This space could also be utilised as a dressing room, with a door leading into the principal bedroom, offering a seamless transition into this tranquil haven.

#### Bedroom

The master bedroom itself is a spacious and tranquil sanctuary, featuring a double-panel radiator, exposed beams, eaves storage, a Velux window, and ample space for a luxurious sleeping area.

#### Door From Utility Open into:

#### Snug

Featuring an exposed brick multi-fuel burner with a slate tiled hearth and wooden mantel. The room includes a decorative carved mantel above, textured and coved ceilings, a double panel radiator, a double-glazed UPVC window to the front elevation with lead paneling, and a ceiling light point. An understairs storage cupboard provides additional storage solutions.

#### Hallway

The entrance hallway provides access to all ground floor accommodation, with stairs rising to the first-floor living spaces. The hallway retains its original decorative quarried tiled flooring, adding a touch of timeless elegance and character to the home. This charming feature enhances the sense of warmth and history, perfectly complementing the overall aesthetic of the property.

#### Lounge

The Lounge is a warm and inviting space with an open fire set within a decorative tiled surround and wooden hearth mantel. A bay window to the side elevation features elegant lead-paneled double glazing, while an additional double-glazed UPVC window to the front elevation allows for extra natural light. Additional features include a coved and textured ceiling, a ceiling light point, and a double panel radiator.

#### Stairs From Hallway Rise To

#### Landing

The first-floor accommodation is accessed via a split-level landing having a single panel radiator and loft access.

#### Bedroom One

A beautifully appointed bedroom featuring a decorative fireplace, sloped ceiling, textured ceiling, picture rail, double panel radiator, and a double-glazed UPVC window with lead paneling to the side elevation.

#### Bedroom Two

Bedroom Two is another double and features a decorative fireplace, a double panel radiator, a double-glazed UPVC window to the rear elevation, a textured ceiling, and sloped ceilings. Additionally, a wash hand basin is present, providing added convenience.

#### Bedroom Three

Another generously proportioned room with a double-glazed UPVC window to the front elevation with lead paneling, a single panel radiator, a textured and sloped ceiling, and a decorative fireplace.

A wooden door with glass insets leads into another WC, which is fitted with a two-piece suite comprising a low flush WC and a wash hand basin with splashback tiling. The room also features vinyl flooring and a courtesy light.

#### Bathroom

The main bathroom is fitted with a three-piece suite comprising a panelled bath with a mains waterfall shower and hand attachment, a low flush WC, and a pedestal sink unit. Additional features include fully tiled walls, a textured ceiling, ceiling light points, a frosted double-glazed window to the rear elevation, laminate flooring, and a single panel radiator.

#### Separate W.C

A separate WC is fitted with a low-flush WC, a frosted UPVC double-glazed window to the rear elevation, a textured ceiling, and ceiling light points

#### Self Contained Annexe

The self-contained annexe is entirely independent from the main property, featuring its own private entrance, making it ideal for separate living arrangements.

#### Entrance Porch

Featuring original exposed stone walls and stone flooring. The inner porch also includes UPVC glass units with top openers to the side, allowing natural light to enter the space. A wooden door opens into

Tel: 01352 700070

## Bedroom

The bedroom area is generously sized and well-appointed, providing a comfortable and spacious environment. A staircase with a wooden balustrade leads to the first-floor accommodation, offering a sense of privacy and separation from the main living spaces. The bedroom is generously sized, offering two double-glazed UPVC windows with top openers to the front elevation and an additional UPVC double-glazed door to the side elevation. Additional features include an under-stair storage cupboard, two double panel radiators, a TV aerial point, a phone point, and ceiling light points.

## Shower Room

A door from the bedroom leads to the shower room, which is fitted with a three-piece suite comprising a fully tiled shower cubicle with a mains shower attachment, a low-flush WC, and a wash hand basin. There are two UPVC double-glazed windows to the side and front elevations, ceiling light points, an extractor fan, a heated towel rail, and tiled flooring.

## Stairs Rise To

## Open Plan Lounge/Kitchen

Stairs from the bedroom ascend to the open-plan kitchen and lounge area, which boasts a beamed ceiling with exposed supporting beams, galleried landing, and multiple UPVC windows allowing an abundance of natural light. The kitchen area includes a range of base and drawer units with granite-effect worktops, a one-and-a-half stainless steel sink unit with a mixer tap, an integrated fridge, a wall-mounted boiler, a double panel radiator, and tiled flooring.

## Outside

The property is set within generous landscaped grounds, offering a blend of outdoor space and natural beauty.

To the rear, a large laid-to-lawn garden provides a tranquil retreat, featuring a paved patio ideal for outdoor dining and relaxation. The garden is enclosed by a traditional country stone boundary wall, which enhances the property's charm. Surrounding the lawn are plant beds that host a variety of mature trees, shrubs, and flowers, adding vibrant color and texture throughout the year. To the front, a laid-to-lawn garden complements the overall aesthetic, with well-maintained plant beds enhancing the property's curb appeal. A long driveway provides ample off-road parking, with enough space to accommodate multiple vehicles. The driveway leads to the rear, where you'll find a garage and a workshop, providing plenty of additional storage and workspace for various needs.

## EPC Rating - TBC

## Council Tax Band

## Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

## How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

## Loans and Repayments

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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## Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

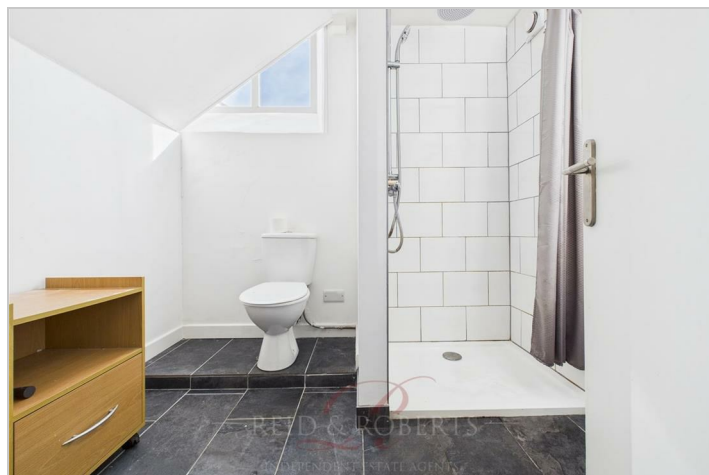
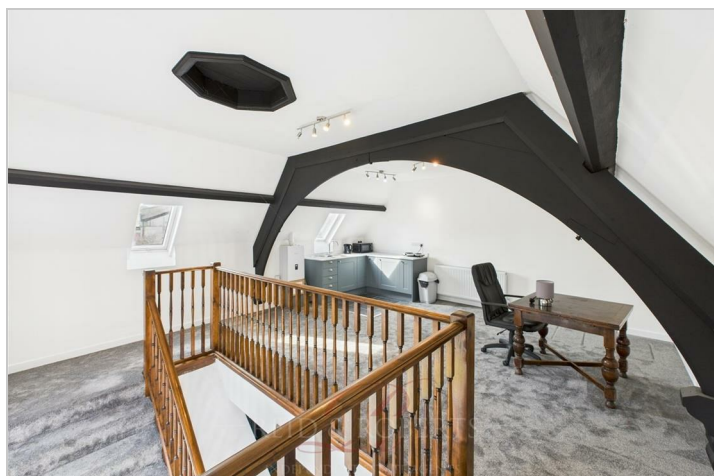
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## Services

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.

## Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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