



Ty Gwyn
Llanefydd | Denbigh | Conwy | LL16 5HB

FINE & COUNTRY

TY GWYN

A four bedroom country home, effortlessly blending contemporary living with an abundance of charm and character. With gardens of about 0.65 acres and an impressive range of outbuildings with a vast amount of potential. This is an exceptional package for someone seeking modern, accessible, country living.



Discover Your Dream Retreat at Ty Gwyn, Llanefydd

Escape the ordinary and step into the extraordinary at Ty Gwyn, a captivating residential property nestled amidst the serene landscapes of North Wales. Situated near the tranquil village of Llanefydd, this enchanting home offers a harmonious blend of historic charm and contemporary living, providing the perfect sanctuary for those seeking refuge from the hustle and bustle of urban life yet within easy reach of Chester, Manchester, Liverpool, The Midlands and even London.

Immerse Yourself in Timeless Elegance

Dating back to the early 17th century, Ty Gwyn is a Grade II listed home which exudes timeless elegance from every corner. With 4 bedrooms, one with an en-suite shower room, a family bathroom and a shower room, this residence boasts a spacious interior adorned with character features, including exposed timber and stonework, vaulted ceilings, and inglenook fireplaces. As you step through the front door, you'll be greeted by a sense of warmth and hospitality that invites you to make yourself at home.

A Haven for Modern Living

Beyond its historic façade lies a haven for modern living. The bespoke kitchen, complete with hardwood cabinets and granite countertops, is a chef's delight, flowing seamlessly into the spacious dining room, complete with log burner and adorned with a plank & muntin partition wall, setting the stage for memorable gatherings. And for quieter occasions, immerse yourself in character and cosiness in the sitting room, with an abundance of beams, a log burner set in the inglenook and stunning views over the Aled Valley. With underfloor heating throughout and integrated appliances, every detail has been carefully considered to ensure your lifestyle of comfort and convenience.

Endless Opportunities for Exploration

Outside, Ty Gwyn unfolds like a storybook setting, with approximately 0.65 acres of well-maintained gardens offering a picturesque backdrop for outdoor activities and al fresco dining. Explore the extensive outbuildings, including a two-storey studio, garage, and workshop. Providing endless opportunities for hobbies or home businesses, the buildings also offer exceptional potential for conversion.

A Life of Tranquillity and Convenience

Conveniently located near Denbigh and Abergele, Ty Gwyn offers easy access to a host of amenities, including schools, shops, and restaurants. Yet, with its idyllic rural setting and panoramic views of the Aled Valley, you'll feel a world away from the stresses of daily life. Whether you're seeking a permanent residence or a weekend retreat, Ty Gwyn promises a life of tranquillity, beauty, and endless possibilities.

Don't Miss Your Chance to Call Ty Gwyn Home

Experience the magic of North Wales living at its finest. Schedule a viewing today and discover why Ty Gwyn is more than just a home - it's a legacy waiting to be embraced.





SELLER INSIGHT



How long have you owned the property?

"We are proud owners for 20 years – we purchased in March 2004."

What attracted you to this specific house and location?

"Our first viewing was on a dark stormy October evening. The owners were busy repairing rocking horses in the Workshop. The house was warm and welcoming – you could not hear the storm! We didn't see the garden or the magnificent view until our second viewing."

What would you like to tell parents about the benefits or raising children here?

"Ty Gwyn offers freedom and safety, adventure and the experience of being surrounded by nature and the seasons. There is wildlife aplenty – John saw a vixen with six cubs one evening, looking down over the valley at dusk. Deer, badgers, rabbits, hares, squirrels, owls (one is nesting in the walnut tree), buzzards, kestrels, red kites, herons. We are also surrounded by traditional agriculture and Ty Gwyn offers the opportunity to keep poultry and small animals. Our grandchildren adore Ty Gwyn!"

What made you choose Ty Gwyn over other properties available at the time?

"We had a young family at the time and wanted to move away from the increasing traffic and bustle to a more tranquil place. We were also looking for a project to occupy us when our elder children were leaving for university. We were looking for space to pursue our hobbies and interests – especially more space outside. Ty Gwyn satisfied all these desires and the new owners can enjoy what we have done and pursue their own projects and interests."

Ty Gwyn is unique and incomparable. It has history, solidity, permanence."

What about the history of the property and how it has been adapted?

"Ty Gwyn was built in 1627. It's hard to gauge its original purpose. It's position on what would once have been an important highway might mean that it was a hostelry of some sort. It was used by the vicar of Llanefydd as a vicarage in the second half of the 17th century."

The parish records show that it was in the occupation of one family for most of the 18th and 19th centuries. It probably formed part of the Dyffryn Aled Estate. It was gifted to a maid at Bryn Aled (the property below Ty Gwyn down by the River Aled) in the late 19th century and she sold it to Isaac Roberts in 1919. He remained at Ty Gwyn until the early 1960s, when the house was purchased by a Mr Dwerryhouse of Bryn Aled, who did some modernisation. It later belonged to a famous sculptor called MacPherson before passing to a family from Oxford, who used it as a holiday home for a number of years before selling to us.

It was a working farm until the early 1960s. The outbuildings became Mr MacPherson's studio and later the workshop of his daughter-in-law, who repaired rocking horses!

We adapted the Barn as a music studio and have held parties there, along with music lessons and little soirees."

What changes have you made to the house since you've owned it?

"We have completely renovated and updated the house. The changes made since the 1960s had left the property very tired and not very functional. Downstairs, we moved the door into the utility room and removed most of the internal dividing walls to create a better flow. Upstairs, all of the rooms (except the main bedroom) were re-arranged, again to create a better flow to the property. The non-load-bearing internal walls were created using green oak, all carefully made with mortice and tenon joints, pegged with oak pegs. These have matured and provide a lovely atmosphere and aesthetic."

The roof and roof timbers (other than the purlins) are all new (in 2008), the windows have all been installed since we moved here and the exterior finish (lime mortar pointing and limewash finish) was completed about three years ago."

What is your favourite room and why?

"That's a difficult one, but we think the kitchen/living room is our favourite. It is the heart of the house. There is nothing to compare when the family comes to visit – three or four of us cooking; one perched on the bar stool with a glass of wine; the older grandchildren chatting with their parents around the dining table or sitting in the inglenook, whilst the youngsters watch videos in the lounge adjacent, where we can hear them and they can hear us!"

Ty Gwyn is warm in winter and cool in summer – the 3-4 foot stone walls insulate the house from extreme weather, whether that be hot or cold. It is elevated above the valley and, being South-facing it enjoys every moment of sunshine from dawn until dusk at every time of year – even on the shortest day."

What changes are you most proud of and why?

"We're proud of everything we have done – mainly because we were able to make Ty Gwyn into a comfortable, functioning house. There are still opportunities for a new owner to express themselves. We have had plans drawn for the Barn, making it into a heavenly space for visitors or guests. It's not a massive project, but at our age it isn't one for us to take on!"

Memorable/remarkable events?

"There have been many – family Christmases; family parties; musical soirees for visiting students. The most recent was finding an owl nesting in the walnut tree."

What do you love most about the house now?

"Ty Gwyn is a tranquil escape from work and stress. Here one can live in comfort, be close to nature and still be only 15 minutes from the A55. There are days when you can stand in the garden and not hear any human sound at all."

What do you love about the local community?

"Llanefydd is a strong, established community. It has its own pub (the Hawk & Buckle), football team, ancient parish church, Presbyterian Chapels. There is an annual flower show and pony show. Ty Gwyn is about six miles from Llyn Brenig (where ospreys are nesting) – which has a wealth of water activities, beautiful woodland walks, mountain biking etc."

What will you miss most?

"We will miss the peace and quiet, being able to hear the birds sing and lie in bed, looking up at the stars. There is no sound pollution or light pollution or air pollution."

"Ty Gwyn" translates as "White House", but "Gwyn" can also mean "blessed" in Welsh."



















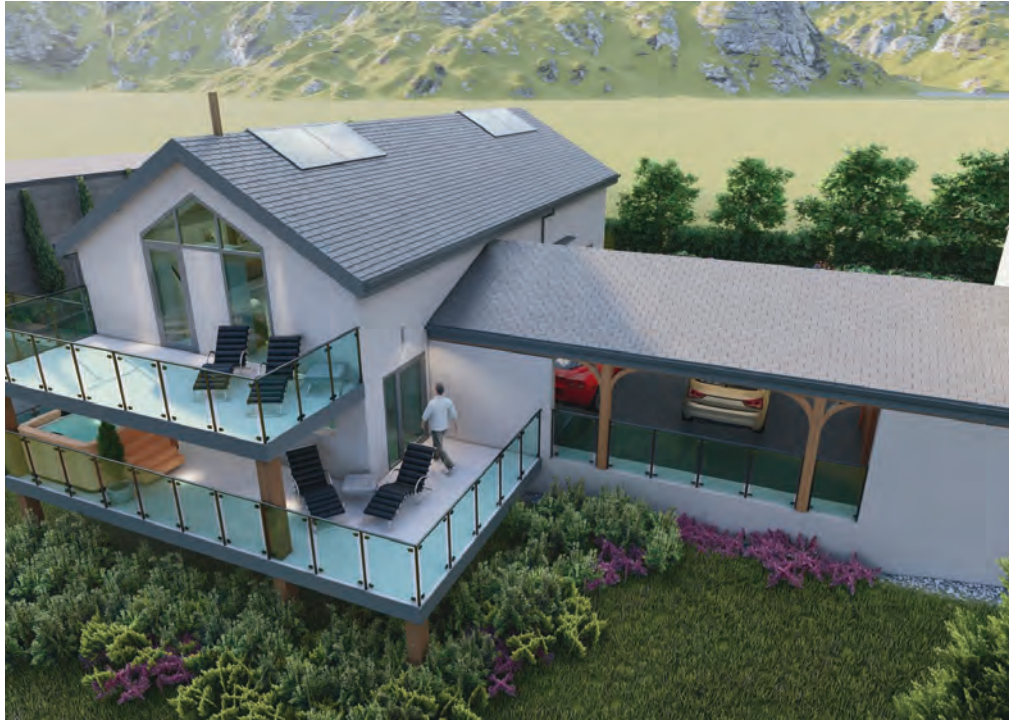




Concept Drawings Note

The following page shows four concept drawings which are based on the possible conversion of the outbuildings into additional accommodation. The conversion of the outbuildings would be subject to obtaining the relevant building and planning consents.



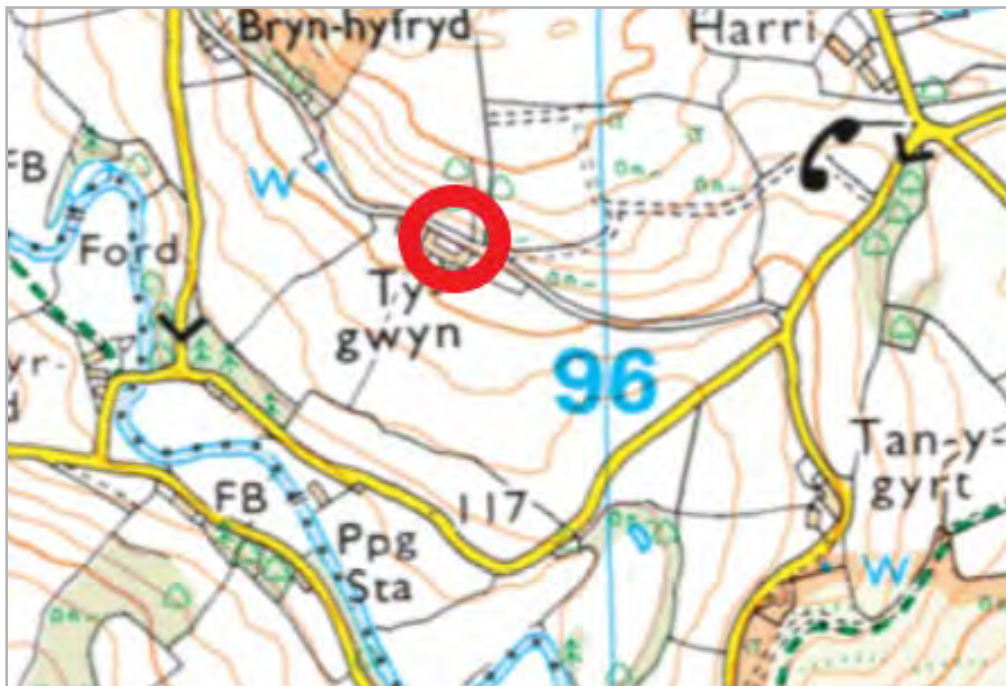
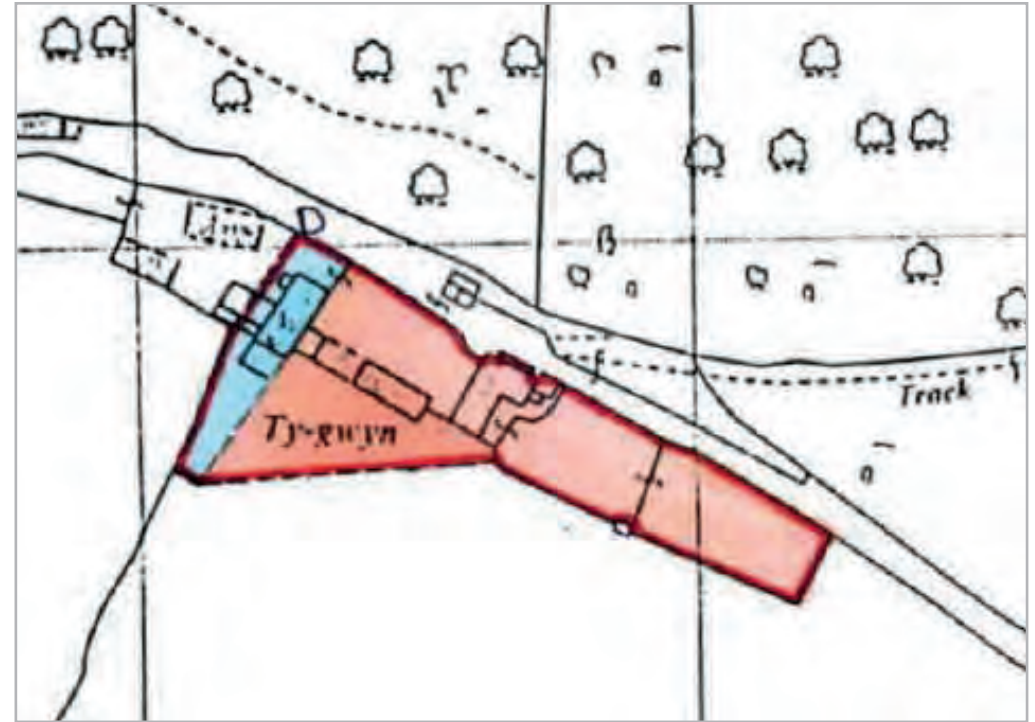


Location

Ty Gwyn is situated in a charming rural location nestled in the beautiful Welsh countryside. Living at Ty Gwyn offers a peaceful and idyllic lifestyle with stunning views of the surrounding hills and valleys.

The village of Llanefydd has a local pub where you can enjoy a drink or a meal. The larger village of Llanfair Talhaiarn is about 2.7 miles west and provides amenities including a local shop/convenience store, café, public houses, church, tennis courts and primary school. The picturesque town of Denbigh is just over 7 miles to the east offering a more comprehensive range of amenities and Denbigh Castle.

For those who enjoy outdoor activities, there are plenty of opportunities for hiking, cycling, golf and exploring the natural beauty of the area. The nearby coast is just under 8 miles north, offering sandy beaches, further amenities and a train station with connections to Chester and beyond. The A55 is just over 7 miles away providing links to the M53, M56 & M6, and onto Liverpool airport (56 miles) and Manchester airport (64 miles).





Additional Information:

Services: Mains water and electricity. Private drainage. Connection for bottled gas. Oil fired underfloor heating throughout. Central vacuum system.

Council Tax: Band F.

Local Authority: Conwy County Council.

EPC: Exempt

Tenure: Freehold.

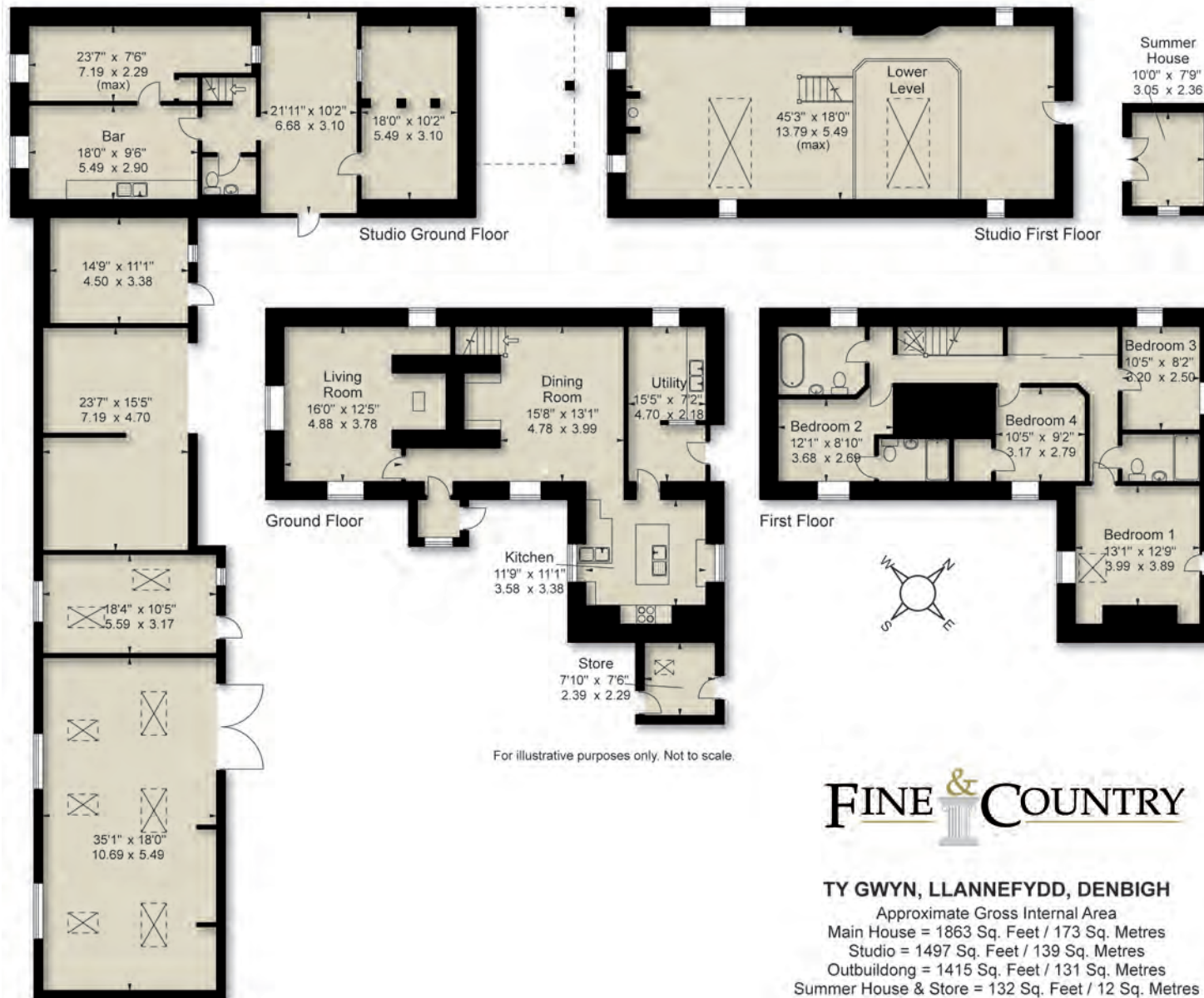
Broadband: (Information taken from checker.ofcom.org.uk)
Standard - 10 Mbps (highest download speed) - 1 Mbps (highest upload speed)

Mobile coverage: Available (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: animal.gladiator.firmer

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Offers over £ 7 2 5 , 0 0 0



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TY GWYN, LLANEFYDD, DENBIGH

Approximate Gross Internal Area
 Main House = 1863 Sq. Feet / 173 Sq. Metres
 Studio = 1497 Sq. Feet / 139 Sq. Metres
 Outbuilding = 1415 Sq. Feet / 131 Sq. Metres
 Summer House & Store = 132 Sq. Feet / 12 Sq. Metres



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 12.04.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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THE FINE & COUNTRY
FOUNDATION

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