

Town & Country

Estate & Letting Agents



Islwyn The Manse , Llandderfel, LL23 7HW

Offers Over £295,000

Town and Country Oswestry offer this delightful Grade 2 listed substantial property to the market, this home steeped in history dates back to 1886 and located in the pretty village of Llandderfel. The property offers spacious accommodation with four versatile reception rooms, four bedrooms, many original features and beautifully decorated, sympathetic presentation. Externally there is a good- sized garden to the front and views to the front and rear over the open countryside. The manse has only been sold once in its history in 2018. It was built in 1886 and offers the buyer a rare opportunity to aquire a piece of Welsh heritage. Llandderfel is an active, thriving village located in a convenient position with Bala, Corwen and Llangollen being easily accessible.

Directions

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On reaching the village of Llangynog proceed along and start proceeding up the hill signposted Bala. Follow this road for approximately 8 miles before turning right signposted Corwen. Continue and take the turning left and follow the road to the bottom. Turn right signposted Llandderfel and follow the road into the village where the property will be found on the left hand side.

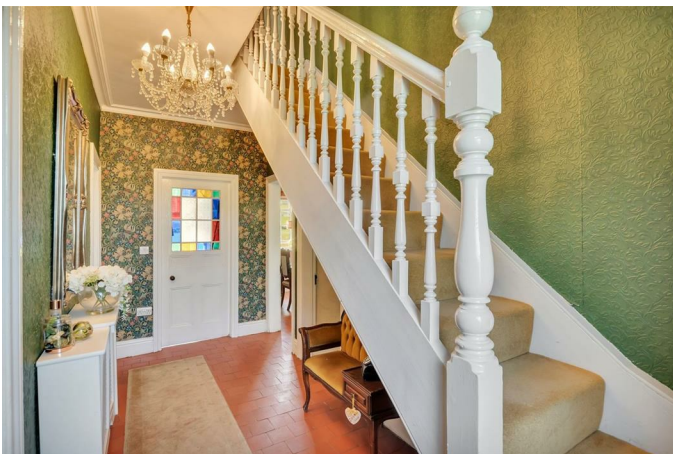
Overview

The property is a late C19 manse built in 1886 to serve the adjoining, contemporary Calvinistic Methodist chapel, originally called Ty Isa, according to an inscribed plaque above the entrance. The exterior of the two-storey late Victorian manse is constructed of uncoursed slatestone with red brick quoining to the opening with a medium-steep slate roof with brick end chimneys with brick frame. There is a lovely Welsh inset inscription with a date of 1886 and 'Ty Isa, Llandderfel'. The property also has the original 4-pane sashes with projecting stone sills and has only ever been on the market for a second time in 150 years.

Location

Accommodation comprises

Hallway



A fully glazed door leads into the bright hallway which has the original quarry tiled floor, stairs leading off to the first floor with spindled banister and handrail, the original coved ceiling and a radiator. Doors lead off to the ground floor rooms. A beautiful stained glass door leads to the pantry/utility room.

Lounge 9'6" x 8'3" (2.90m x 2.52m)



Having the original sash window to the front, original coved high ceiling, radiator, stone fireplace with a decorative open fire, a tiled inset and hearth.

Study/ Living Room 11'1" x 8'3" (3.39m x 2.52m)



A very versatile room having the original sash window to the front looking onto the garden, the original coved high ceiling, built in alcove cupboards with glazed doors either side of the fireplace, stone fireplace with a decorative open fire, tiled inset and hearth and a radiator.

Dining Room 10'9" x 11'5" (3.30m x 3.50m)



Having the original beamed high ceiling, quarry tiled flooring, sash window to the rear overlooking the

fields, original alcove cupboard, stone fireplace with tiled inset, open fire and hearth, wall lights and a radiator.

Kitchen/Breakfast room 8'0" x 11'5" (2.44m x 3.50m)



With a sash window to the rear looking over the fields, high ceiling, a good range of quality oak base and wall units with granite worktops over and matching upstands, inset Belfast sink with a mixer tap over, integrated dishwasher and fridge/freezer, quarry tiled flooring, Rayburn with a wood surround, beamed ceiling and a fitted boiler cupboard. A door leads through to the family room.

Additional Photo



Family Room 10'4" x 15'1" (3.16m x 4.62m)



A good sized reception room having a window to the rear which overlooks the fields, a door to the side leading to a small courtyard area, exposed stove walling, an electric stove on a slate hearth, vaulted ceiling and there is a door leading out to the front and a door to the rear with a covered passage to the shed.

Utility 4'5" x 7'10" (1.36m x 2.41m)



With a sash window to the rear, quarry tiled flooring, storage cupboard with shelving, plumbing and space for appliances, slate slab and a beautiful stained glass door onto the hallway.

Landing



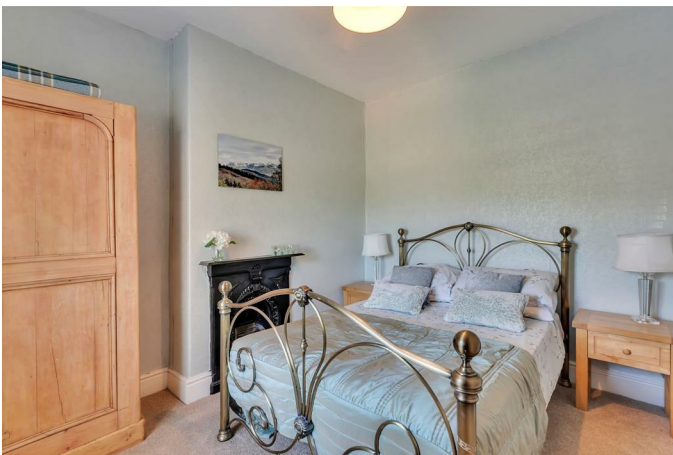
With a sash window to the front with views over the countryside, radiator, wall lights and continuation of the spindled bannister. Doors lead to the bedroom and the bathroom.

Bedroom One 11'1" x 9'7" (3.39m x 2.94m)



Having a sash window to the front with great views, radiator and an original cast iron fireplace.

Bedroom Two 11'0" x 9'5" (3.37m x 2.88m)



With a sash window to the front with views, radiator and a cast iron fireplace

Bedroom Three 11'5" x 10'9" (3.50m x 3.28m)



With a sash window to the rear with far reaching views, radiator and the original cast iron fireplace.

Additional Photo



Bedroom Four 8'3" x 11'6" (2.52m x 3.52m)



With a sash window to the rear with far reaching views, built in airing cupboard and a loft hatch.

Bathroom



The family bathroom has a panelled bath with a shower head and a mixer tap over. There is also an electric shower over with a bifold screen, high level W/C, wash hand basin, traditional radiator and heated towel rail, wood flooring, sash window to the rear, loft hatch and part tiled walls.

Front Garden



There is a pillared frontage with double wrought iron gates lead onto the garden with a long gravelled pathway leading up to the property. There are lawned and shrubbed gardens either side of the pathway with further gravelled sitting areas to the front of the house.

Additional Photo



Courtyard



Side Gardens



There is a small enclosed courtyard at the side of the house accessed from the family room. This area overlooks the countryside at the rear and is a lovely place to sit and unwind. There is also a covered storage area at the side.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Gwynedd Country Council and we believe the property to be in Band D.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

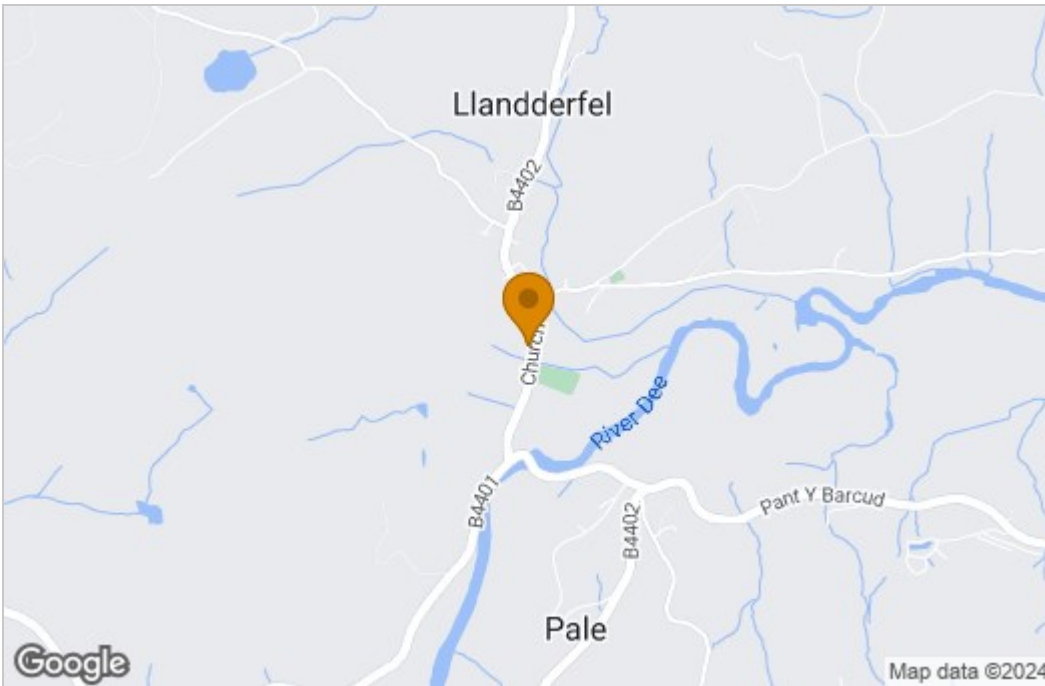
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Town and Country Services

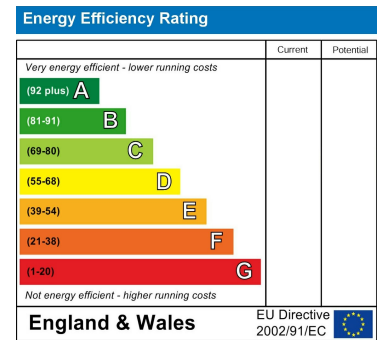
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Floor Plan

Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk