



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

12 Castle Street, Llangollen, Denbighshire, LL20 8NU  
Tel: 01978 861366 Email: llangollen@wingetts.co.uk

www.wingetts.co.uk



Wingetts





## Description

Wingetts are delighted to offer to the market the unique and impressive Derwen Hall, formally a Georgian gentlemen's residence dating back to the 1800s. Sympathetically restored under the current vendors ownership and finished to a high specification, retaining original features along with offering the comfort of modern living, benefiting from bespoke newly fitted sash windows, fully insulated with heritage glass. Nestled behind its private drive, extensive gardens and private woodland, located in the popular village of Garth, an area of outstanding natural beauty and close to the UNESCO world heritage Pontycysyllte. The accommodation briefly comprises welcoming entrance hall, extensive fitted kitchen, orangery, large family lounge, dining room, study/snug and ground floor w.c. Master bedroom suite with dressing room and en-suite, three further bedrooms, family shower room, family bathroom and separate w.c. Converted two bedroom Chapel. Externally the hall is approached via the private driveway leading to the double detached garage. Home office/gym with enclosed garden. Extensive grounds with multiple patio areas from which to enjoy outdoor entertaining. Orchard with summer house and private woodland. NO CHAIN



### Derwen Hall

Pillared entrance porch with tiled floor and external lighting leads to the entrance door.

### Entrance Hall

Welcoming entrance hall with tiled floor, turned staircase leading to the first floor. Door to spacious pantry, radiator.

### Lounge

15'4" x 15'0"

Featuring the warmth of an original open fire on slate hearth with Oak surround, large walk in window with fitted shutters, radiator and open aspect into:

### Dining Room

11'4" x 15'0"

French doors with fitted shutters open onto the front terrace, radiator.

### Sitting Room

11'4" x 15'0"

Bay window to side and window to front offering a dual aspect over the gardens, multi fuel burner with Oak mantle, wood flooring, radiator and door to:-

### Kitchen/Breakfast Room

32'9" x 12'1"

A stylish and spacious family kitchen with under floor heating, beams to ceiling and tiled floor. Fitted with extensive painted wooden base and wall units complimented by Quartz work surface areas, integrated fridge/freezer, wine fridge, dishwasher, washing machine and tumble dryer. "Neff" double oven, plate warmer and microwave, Rangemaster with 5 ring gas hob with Oak beam over, tiled splashback and lighting. Drinks bar with fitted wine rack, Oak beam over and lighting. Large central island with further storage under, Quartz work surface, under unit lighting and breakfast bar. Double "Belfast" sink with window above, further two windows, external door to side and French doors open into:-

### Orangery

7'10" x 12'9"

A recent addition to the property is this sunny aspect orangery offering a delightful aspect with patio doors opening onto paved patio area from which to enjoy the setting.

### Study/Snug

6'4" x 16'9"

Accessed from both the lounge and kitchen is this versatile room with windows to both sides, external patio doors onto the rear patio and door off to the Ground Floor W.C.

### On The First Floor

The turned staircase rises to the impressive first floor landing with window to front offering far reaching views, radiator and doors off to all rooms.

### Master Bedroom Suite

Impressive master bedroom with spacious dressing room and en-suite shower. Censored lighting to inner landing.

### Master Bedroom

16'1" x 15'0"

Large and light master bedroom with almost floor to ceiling window overlooking the front garden and offering stunning views over the valley, fitted shutters, side window with fitted shutters, radiator.

### Dressing Room

6'4" x 15'7"

Fitted railings and drawer units with shoe storage, two velux windows and door to:-

### En-Suite

Shower enclosure with mains shower, w.c, wash hand basin, heated towel rail, wall mounted illuminated mirror and velux window.

### Bedroom Two

11'4" x 15'0"

Spacious double bedroom with dual aspect windows to front and side, radiator.

### Bedroom Three

11'3" x 15'0"

Double bedroom with window over looking the front garden with views beyond, built in shelving, radiator.

### Bedroom Four

11'4" x 8'5"

Fitted unit with shelving, rails and drawer unit, window to side, radiator.

### Shower Room

Large family shower room with illuminated walk in shower, mains shower with drench head and shower take off, w.c, wash hand basin with built in drawer below, matching towel cupboard and wall mounted mirrored cabinet, heated towel rail, window to side, part tiled walls and tiled floor.

### Bathroom

Free standing claw foot bath with central taps and shower take off, wash hand basin in vanity unit, radiator, useful airing cupboard, window to side, beams to ceiling. Separate W.C next door to bathroom.

### The Chapel

Recently renovated to offer a two bedroom detached residence, with Oak features throughout and cast iron radiators, an ideal holiday let or additional family accommodation. The superbly finished chapel offers spacious open plan living with bi folding doors onto the patio, fitted kitchen, ground floor shower room and individual solid Oak stairwells to each bedroom.

### Gym/Office

A versatile and large detached building, fully insulated, having two sets of French doors opening onto the decked patio, fully double glazed, heating and air conditioning unit, own electric board. This could also be a source of income and converted to a holiday let with its own private enclosed garden to front and stunning views over the valley.

### Outside

Approached via the private drive with ample parking and leading to the detached double garage with electric doors, power and lighting. The impressive grounds have been landscaped and offer several patio/outdoor entertaining areas around the building, established trees, stocked borders, Orchard with eating and cooking apples, summer house from which to admire the view. Half acre woodland. External lighting with censored front lighting, log store, outside tap. (cable in place to install electric gates to entrance)