



Vivod, Llangollen, LL20 7LR

Price £850,000



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Wingetts



Description

A charming 5 bedroom, 4 bathroom detached country home situated in an elevated position over Llangollen offering panoramic views across the Valley and to Castell Dinas Bran. The established wrap around gardens are a particular feature with sun terrace and raised decked patio from which to admire the setting. The original house dates back to 1700's and retains a wealth of character and features throughout with the stunning Coalbrookdale ironwork to the front elevation, original Coalbrookdale bread oven in the kitchen, well pump and slate slabbed pantry to name a few. The well presented accommodation briefly comprises large entrance hall, drawing room, family room & dining room with access to the vinery, kitchen, utility, sitting room, study and pantry. Spacious master bedroom suite with dressing area and en-suite, three further bedrooms and two bathrooms to the first floor with guest annex en-suite bedroom. Externally there is a 2 storey former barn offering potential for conversion, private gated drive with parking for several cars and slopping paddock to side. NO CHAIN

Directions

From Castle Street proceed to the traffic lights, turning right onto the A5, take the second left hand turning (marked with Wingetts arrow board) proceeding up the Geraint (opposite Riverside Park) proceed uphill (single track road) following the bend (passing a 2nd Wingetts arrow board) and over the brook to the top of the hill where Bryniau Mawr will be observed on the left hand side indicated by the Wingetts for sale board. W3W - Pictured.later.educates



Accommodation

Approached over the private driveway with ample parking, slate steps lead to the entrance door with feature glazed panel displaying the house name.

Entrance Hall

Impressive and spacious entrance hall with feature tiled floor, radiator, window to rear, useful store and doors to:-

Drawing Room

Spacious and light room with windows to front and side, having shutters, gas fire, two radiators.

Family Room

Feature open fire, two radiators door to vinery and double doors open into:-

Dining Room

Feature fireplace, radiator, doors to:-

Vinery

Running the length of the family and dining room with doors off to both, direct views towards Castell Dinas Bran, external door to side patio.

Kitchen

Farmhouse style kitchen with a range of base and wall units complimented by work surface areas incorporating sink unit , Aga with backlight, electric hob with extractor above and electric oven below, space for dishwasher, space for fridge/freezer, "Coalbrookdale" original bread oven in exposed brick arch. External door to patio.

Utility

Base and wall units with work surface area, sink with window above, plumbing for washing machine, oil boiler, beams to ceiling.

Inner Hall

Feature exposed stone wall, door to rear courtyard and door to:-

Sitting Room

Impressive Inglenook fireplace with multi fuel burner and feature lighting. Window to side with window seat, radiator, door to:-

Study

Versatile room currently utilised as a home office with window to side with window seat. Originally the "Butlers Pantry" with an extensive range of base and wall units providing ideal storage, ornamental fireplace, radiator.

Pantry

Door from the sitting room leads to cloaks area with original water pump, door to Pantry with slate slabs, shelved walls, water filtration system. Stairs rise to:-

Annexe/En-Suite Bedroom 5

Versatile use with double bedroom having window to front, radiator and large en-suite with freestanding Japanese "Sitx" tub, w.c, wash hand basin , window seat, radiator, beam to ceiling.

On The First Floor

Stairs rise from the entrance hall to the oversized landing, ceiling hatch to roof space with pull down ladder, steps upto:-

Master Bedroom Suite

Stunning far reaching views through the two windows to front, radiator, ornamental fireplace.

En-Suite

Bath with mains shower over and shower take off, original "Yorkshire slider" window, radiator, wash hand basin, w.c, heated towel rail.

Dressing Room

Window to side.

Bedroom Two

Offering views over the valley through the window to front, radiator.

Bathroom

Spacious bathroom with free standing bath, shower enclosure with electric shower, w.c, wash hand basin, radiator, window.

Bedroom Three

Window to front with views, radiator.

Second Landing

Steps up to further landing with airing cupboard off with velux window, useful store to eaves and doors to:-

Bedroom Four

Ornamental fireplace, window to front with direct views of Castell Dinas Bran, radiator.

Bathroom

Free standing bath, ornamental fireplace, shower enclosure with electric shower, w.c, wash hand basin, radiator.

Outside

Gated driveway opens to the parking area with ample parking/turning space for several cars and continues to the stable block. The wrap around established gardens have an array of stocked borders, fruit trees, lawned garden to side with stocked rockery. Large side patio for outdoor entertaining with delightful views and continues to the rear and side of the house, large water butt, greenhouse, outbuilding housing the 4 oil tanks, laundry room 2nd oil boiler with plumbing and lighting. steps up to raised garden area with grow beds, large raised decked patio from which to admire the panoramic views over Llangollen, outside w.c. Farm gated second vehicular entrance.

Stable Block

Large stable block with three separate ground floor stores and garage, with large open plan room above having lighting and power offering potential development.

Paddock

Gated pedestrian access from the side patio leads into the paddock, slopping area with mature tree lined boundary. Vehicular access is via right of way over neighbouring property.

Services

Septic tanks drainage, oil central heating and water filtration system from, private well.

