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Garth y Wig, Melin-Y-Wig, Corwen, LL21 9RH

- Detached House In 64 Acres of Woodland

 Extended and Renovated 4 Bedrooms
- High Specification
- Unique and Secluded Location
- Underfloor Heating, Solar and PV Panels
- In need of some cosmetic completion
- Detached Annex/Holiday Let
- Viewing Essential



Nestled in an extremely private and secluded location on the outskirts of the village of Melin y Wig, Corwen, this charming detached stone-built property offers a unique opportunity for those seeking a tranquil retreat. Set within an impressive 64 acres of mixed woodland, this property is a true haven for nature lovers and those desiring privacy and seclusion.

The cottage boasts four spacious bedrooms, providing ample room for family living or hosting guests. The high specification of the interior ensures that modern comforts are seamlessly integrated with the rustic charm of the original cottage. With completion required, there is an exciting opportunity for the new owner to personalise the space to their taste, making it a truly bespoke home. A number of the rooms benefit from underfloor heating and the property is fully double glazed.

The detached building on the property presents further potential, whether it be for additional living space, a home office, or a creative studio. Surrounded by the serene beauty of the woodland, this property offers a peaceful lifestyle while still being within reach of local amenities.

The property is truly a lifestyle choice, perfect for those who appreciate the great outdoors and the tranquillity of rural living. With its blend of character, space, and potential, this property is a rare find in the heart of the Welsh countryside.

THE ACCOMMODATION

Having undergone an extensive programme of extension and refurbishment completed to an exacting standard with quality materials and now requiring some completion works internally, this unique and stunning property provides spacious 4 bedroom accommodation over two floors comprising of:-

LIVING ROOM

 $15'10" \times 11'5" (4.85 \times 3.48)$

Centrally situated exposed stone fireplace with wood burning stove with back boiler on a raised slate hearth, slate flooring, large double glazed window to side elevation, double glazed window to rear, beamed ceiling, underfloor heating.

REAR HALLWAY AND UTILITY AREA

 $23'1" \times 8'7" (7.05 \times 2.64)$

With slate flooring, utility area with plumbing for washing machine, timber turned staircase giving access to first floor, inset spotlighting, external door to side elevation, double glazed window to side elevation. Underfloor heating, built-in storage cupboard.

GROUND FLOOR SHOWER ROOM

9'0" x 2'9" (2.75 x 0.85)

Shower enclosure with electric shower, low flush wc, wash hand basin, underfloor heating.

KITCHEN/ DINING ROOM

 $21'10" \times 13'3" (6.67 \times 4.05)$

Range of timber base and wall storage units, working surfaces, Belfast sink unit with storage units below, void for cooking range, quarry tiled flooring, inglenook fireplace with original cast iron oven range, beamed ceiling, inset spotlighting, four timber double glazed windows, external door to front elevation giving access to the covered porch area.

FIRST FLOOR LANDING

A spacious and light landing approached via a turned timber staircase. Window to side elevation, oak flooring.

MASTER BEDROOM

22'4" x 10'9" (6.83 x 3.30)

An impressive room with timber French doors to both side elevations and roof lights, all providing an excellent level of light. Exposed ceiling timbers, underfloor heating in place.

BEDROOM 2

 $15'8" \times 11'7"$ into eaves (4.78×3.55) into eaves)

Again a room which enjoys maximum light with a large window into the eaves, oak flooring, exposed ceiling timbers, Velux roof light.

BEDROOM 3

 $13'5" \times 11'8" (4.09 \times 3.58)$

Oak flooring, two double glazed windows to front elevation.

BEDROOM 4

13'4" x 8'7" (4.07 x 2.64)

Dual aspect room with double glazed windows to front and side elevations, oak flooring.

BATHROOM

With freestanding bath, spacious shower enclosure, pedestal wash hand basin, low flush wc, tiled flooring and walls, double glazed window to side elevation, roof light.

GROUNDS AND WOODLAND

The property is approached via a lengthy private track which opens out onto a parking area adjacent to the property. To the front of the property is a grassed area with pond, the track then continues on a circular route through a section of the woodland. Amounting to approximately 64 acres, the woodland is mixed and has also over recent times been planted with oak and hardwood trees.







DETACHED ANNEX

The detached annex is constructed in a similar manner to the main residence and offers immense scope for additional accommodation or possibly providing additional income as a holiday let, subject to the necessary permissions.

SERVICES

The property benefits from mains water and electricity, private drainage. A back boiler to the log burner together with the solar panels service the heating system and hot water.

COUNCIL TAX BAND C

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

WHAT3 WORDS - SPEECHES.BLAME.BLUNDERS

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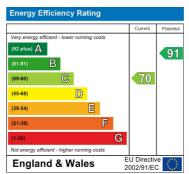
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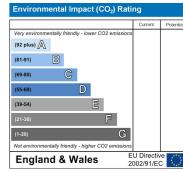
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