



- Detached Three Double Bedroom Cottage
- Gardens, Grazing Land and River Frontage ● In All Approx. 1.6 Acres
- Traditional Stone Longhouse with P.P. for Two Holiday Lets ● Garage / Workshop
- Rural Location with Wonderful Views over the Berwyn Nature Reserve
- Close to Snowdonia

GENERAL AND SITUATION

Approximate Distances:

2.5 miles Snowdonia National Park

Corwen 7 miles • Bala 9 miles • Wrexham 27 miles • Chester 43 miles • Shrewsbury 47 miles

An attractive characterful three bedroom detached cottage set in approx. 1.6 acres nestling in the hillside with a range of traditional outbuildings, gardens and grazing.

Located in an elevated position within the picturesque Pennant Valley, the property is adjacent to a mountain stream and has private river frontage to the River Ceidiog. Planning Permission has been granted to convert the traditional stone Longhouse into two holiday lets, one of which has had its external works completed and is partially complete inside, including wiring. They could be suitable for a number of uses subject to any necessary further consents / permissions. The current vendor has used the property as a family home for herself and her dogs, works remotely in IT and uses the land as grazing for her sheep.

Llandrillo has a village store and church, also excellent office facilities at a converted Chapel. The nearby town of Bala offers a range of pubs and restaurants, whilst Corwen offers a GP and has a popular heritage railway service to Llangollen which operates during spring and summer. All major supermarkets deliver to Ty Nant and there is electric car charging available locally at the Rhug Estate. Despite the property's rural and peaceful location, the A5 is just 6 miles away, giving easy access to Llangollen, Wrexham and Chester (for mainline rail connections). Manchester Airport is just over 90 minutes away, via the M56.

There are plenty of opportunities for walking, mountain biking, sailing and white water rafting at Bala, golf courses at Bala and Llangollen, with the coastal beaches of Criccieth, Barmouth and Black Rock Sands just over an hour away, which are ideal for day trips. Ty Nant is within walking / cycling distance of the Snowdonia National Park border and just over an hour from Snowdon itself.

THE RESIDENCE

A detached cottage parts of which are believed to date back to the early to mid 1800's. Internally the cottage retains many character features including stone walls, inglenook fireplace, beams and slate flooring to the majority of the ground floor. Benefiting from double glazing and oil fired central heating, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

A stable style door at the front of the cottage leads into an **Entrance Porch / Boot Room** with window to side, quarry tiled flooring and door to **Kitchen / Breakfast Room** with range of base units with worksurfaces, stainless steel single drainer sink unit with mixer tap, tiled splashbacks, electric oven and hob, Aga (currently disconnected) with exposed beam above, space and plumbing for dishwasher, door to **Inner Hallway** with stairs to first floor and door to:

Utility / Cloakroom with window to rear, wash hand basin with tiled splashback, WC, plumbing for washing machine, space for tumble dryer.

Study with bay window to front, radiator, water filtration unit for natural spring water supply.

Lounge / Dining Room with bay window to side overlooking gardens and land beyond, double doors to garden, multifuel burner set in a stone fireplace with stone hearth, exposed, ceiling beams.





First Floor Landing with window to front, partial exposed timber flooring and doors to:

Family Bathroom with window to side, bath, wash hand basin and WC, shower cubicle, tiled splashbacks, exposed timber flooring, heated towel rail.

Three Double Bedrooms all with windows and radiators. There are fitted wardrobes / cupboards in two bedrooms.



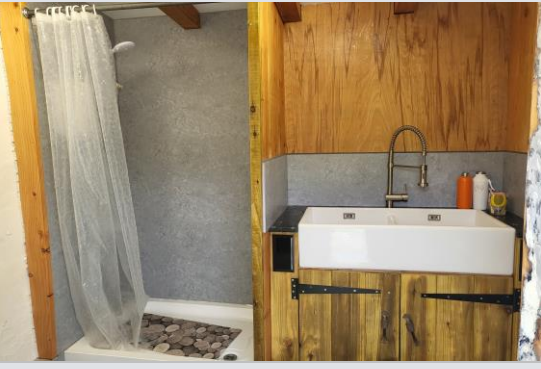
OUTSIDE, OUTBUILDINGS & LAND

Above the cottage in front of the lane is a substantial **Traditional Stone Longhouse** currently part lofted with exposed roof trusses and slate slab flooring and with Planning Permission to convert into two holiday lets. Further details available from the agent or from the Denbighshire Planning Portal - Planning Ref: 07/2021/0866.

Timber Outbuilding with window, cubicle with electric shower, butler style sink in vanity unit and WC.

Garage / Workshop c. 24' x 16' (about 7.3m x 4.9m) parking area to the front with space for approx. four vehicles.

Former Piggery currently utilised as a log store.



From the lane, a pedestrian gate leads to a pathway which continues up to the cottage. There is a terraced patio / seating area to the front of the residence and steps incorporating lawned garden with retaining stone wall beneath. The gardens are well stocked with a variety of trees and shrubs.

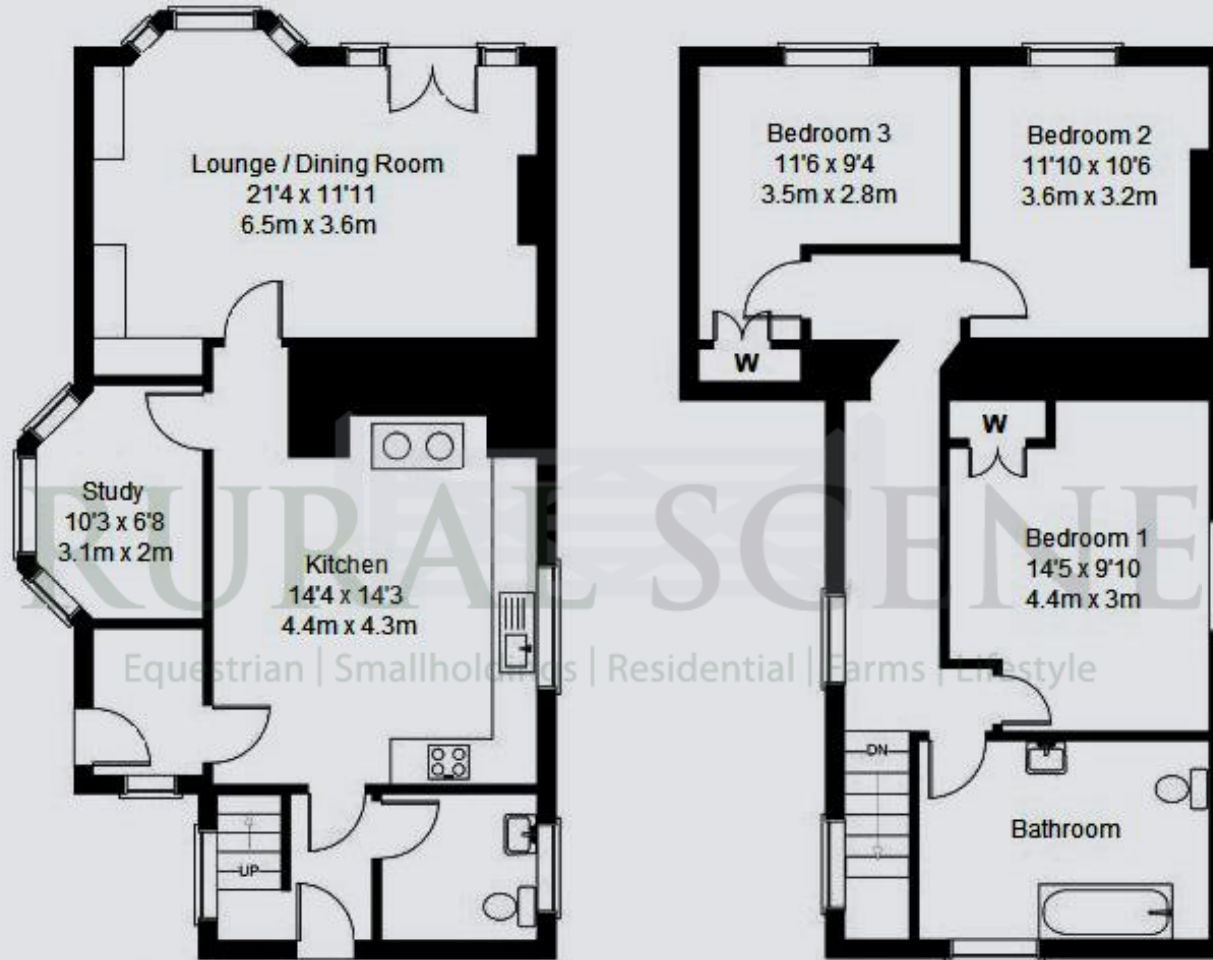
The Land comprises rough grazing and a wonderful recreational area which slopes down to the River Ceidiog.

**EXTENDING IN ALL TO APPROX. 1.6 ACRES
(About 0.6 Hectares)**



RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DENBIGHSHIRE COUNTY COUNCIL
Tel: 01824 706000

SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER, PRIVATE DRAINAGE, OILFIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** F

DIRECTIONS

From Llandrillo take the B4401 for approx. 2 miles towards Pennant. At the red telephone box take the right hand fork, continue up the lane and the property will be seen on the left hand side.

what3words:///commutes.trucked.sapping

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