

TY NANT Pennant, Llandrillo, Corwen, Denbighshire LL21 0TE

Offers in the Region of £425,000



- Detached Welsh Stone Cottage with Three Double Bedrooms
- Traditional Welsh Stone Longhouse with P.P. for Two Holiday Lets
- Terraced Garden with Damson Trees • Substantial Double Garage / Workshop
 - Additional Outside Shower Room & Toilet
- Rural Location with Wonderful, Extensive Views over the Berwyn Nature Reserve
 - Close to Snowdonia National Park • In All Approx. 1.6 Acres

REF AR7257

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



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 Welsh stone cottage set in approx. 1.6 acres nestling in the hillside with separate Welsh Longhouse with planning permission, gardens, grazing and private river frontage.

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 potential uses subject to any necessary further consents / permissions.

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 recently installed oil fired central heating, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

Entrance Porch / Boot Room with stable style door, window to side, quarry tiled flooring

Kitchen / Breakfast Room with original slate floor, range of base units with worksurfaces, stainless steel single drainer sink unit with mixer tap, tiled splashbacks, electric oven and hob, inglenook style fireplace with exposed beam and a flue for an Aga/woodburner

Inner Hallway with original slate floor, stairs to first floor and door to:

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

Study/ Office with internet connection, 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, two radiators.





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

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

Bedroom One large double room with window to side, exposed wooden flooring and radiator.

Bedroom Two double room with window overlooking the garden with uninterrupted views over the Berwyn Nature Reserve and Berwyns beyond.

Bedroom Three double room with larger window and equally stunning views, fitted wardrobe and radiator.



OUTSIDE, OUTBUILDINGS & LAND

Above the cottage in front of the lane is a substantial **Traditional Stone Welsh 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-clad Brick 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.



Stone Shed currently utilised as a **Log Store**, with power supply, suitable for a **Hot Tub**.

Garden accessed from the lane, a pedestrian gate leads to a pathway which continues to the cottage. There is a terraced patio seating area to the front of the residence and **Welsh Longhouse** with steps incorporating lawned garden with retaining stone wall beneath. The gardens are well stocked with a variety of trees and shrubs. To the rear and side of the house there is an additional large terraced garden with views across Ty Nant, the river Ceidiog and the Berwyn Nature Reserve.

The Land comprises rough grazing and a wonderful recreational area which slopes down to the River Ceidiog, with private access from the lane by the river.

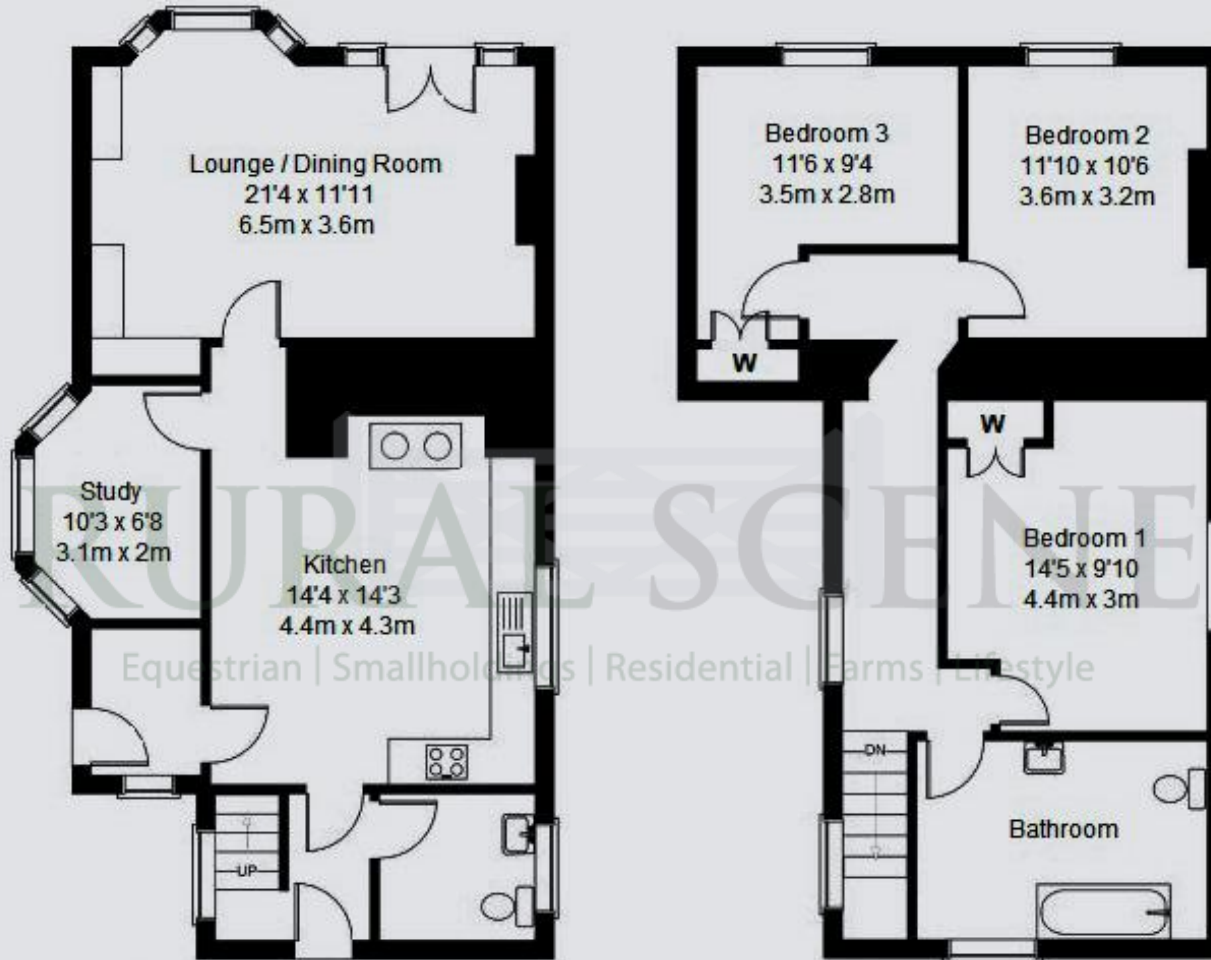


EXTENDING IN ALL TO APPROX. 1.6 ACRES
(About 0.6 Hectares)

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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

Turn left off the B4401 in Llandrillo at the village shop, then first left onto Pennant. Continue for approx. 2 miles along Pennant until you get to a red phone box. Take the right fork up the hill; Ty Nant is the first house on your left, with plenty of parking on the drive.

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Rural Scene have visited TY NANT but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.