



FOR SALE

Offers In The Region Of £425,000

Nesscliffe, Pen Y Graig, Froncysyllte, Llangollen, LL20 7RT

A truly individual and versatile country property comprising of a tastefully extended converted detached chapel, currently in part B&B use, together with garaging, delightful gardens, whilst set in an elevated position with stunning views to the rear.





- Delightful Extended Former Chapel
- Second Income B&B Option
- Beautifully Presented Accommodation
- Impressive Lounge With Mezzanine
- Neatly Presented Gardens With Small Coppice
- Double And Single Garages
- Extensive Rear Views Over The Valley

DIRECTIONS

From the A5 in Froncysyllte, turn left onto Alma Road and follow the road through the village. At the end of Woodlands Road, turn right onto Gilfach Road. At the top, turn right, past the large White House, Bryn View. The property will be found directly ahead.

What3words: rant.bends.universes

SITUATION

The property is attractively situated, being tucked away in a rural elevated position on the fringe of Pen Y Graig and above the village of Froncysyllte, which has a range of basic amenities, including a primary school, together with the World Heritage aqueduct. The surrounding area offers many picturesque walks. A short distance away is the popular and larger town of Llangollen, known for its tourism, whilst also offering a range of shops, social amenities, restaurants, and a health centre. There are good road links from the A5 with links through to Wrexham and Chester, or south to Oswestry and Shrewsbury.

DESCRIPTION

Nesscliffe offers a wonderful opportunity to acquire such a tastefully presented character country property. The property provides a converted chapel which has been attractively converted and cleverly extended in a timber frame construction. The accommodation layout is quite versatile, part of which is currently utilised as a one bedroom B&B, which will no doubt be appealing to those seeking additional income. Alternatively, and in keeping with the design, this area of the property is easily incorporated as part of the main home for family use.

The style of accommodation combines traditional character with a contemporary living environment. A particular feature is the stunning sitting room which forms the converted chapel and incorporates a delightful mezzanine floor, which is used as a study area.

Outside, the gardens complement the house, having been landscaped with the rear creating a patio area and a raised garden providing truly panoramic views over the valley. Across the lane is a further and larger garden area, together with a double garage, separate single garage and additional parking. On the fringe of the garden is access to a small coppice, with a lovely walk around its fringe, which is a haven for wildlife.

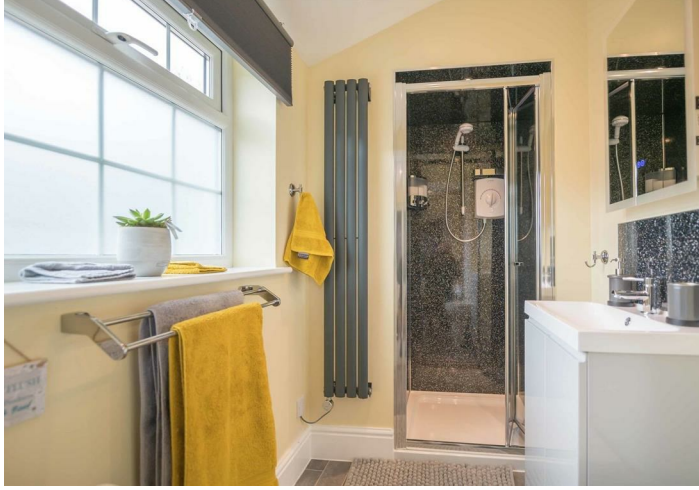
ACCOMMODATION

PORCH

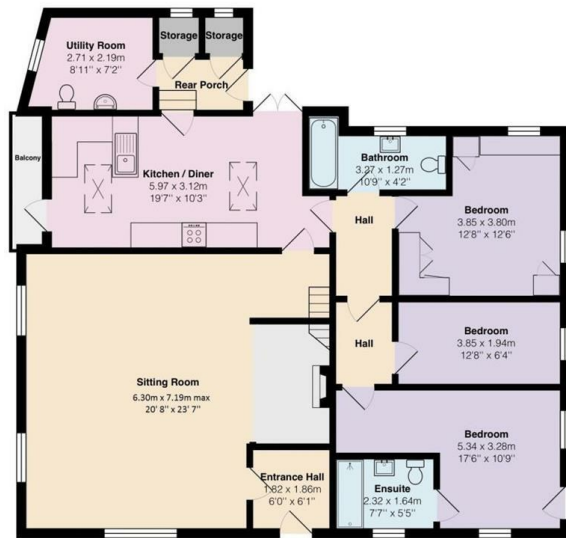
With natural stone low walls and flagged base.

ENTRANCE HALL

With tile effect vinyl floor covering, exposed beamed ceiling.



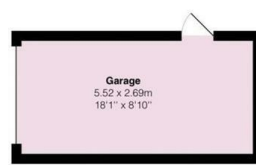
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Ground Floor



Mezzanine Over Fire Place



Total Area: 185.1 m² ... 1992 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



STUNNING SITTING ROOM

With mezzanine gallery and wonderful high ceiling, high level plate rail, unique exposed beamed alcove with oak frame and containing attractive fireplace with oak surround and inset briquettes, arch and inset log burner, matching hearth. Triple window aspect providing good light.

With fitted storage cupboard and wooden staircase giving access to:

MEZZANINE GALLERY

With railed and spindled guard to the lounge, and currently utilised as study / office area.

KITCHIN/DINER

With tiled floor, attractive contemporary fitted Wren kitchen finished in duck egg colour with half cut handles in pewter style. Extensive granite effect work surfaces and matching upstand, built-in sink unit. Built-in electric/ceramic hob unit with glazed splash and extractor hood over, comprehensive range of base and eye level cupboards including drawer unit, tall pantry cupboard, built-in tilt and slide electric oven, integrated dishwasher, ceiling downlighters with two roof lights, twin French doors leading out to the rear garden. Additional glazed door leading out to sun balcony with metal balustrade.

REAR PORCH

With external entrance door. Two built-in storage cupboards.

UTILITY/WC

With pedestal wash hand basin, close couple WC, oil fired central heating boiler, space and plumbing for washing machine.

INNER HALLWAY

With doors leading off to:

SHOWER ROOM

With tiled floor, part panelled bath with tiled walls above and electric wall mounted shower unit, vanity unit with wash hand basin and cupboards under, close coupled WC.

BEDROOM 1 (DOUBLE)

With extensive contemporary style wardrobe suite, including bed head unit with side drawers, overhead storage cupboards flanked by various wardrobes. Matching dressing table unit with double wardrobe to side.



Leading off the hall, a door (lockable) leads into an extension of the hallway, which leads into the B&B section of the property, comprising as follows:

BEDROOM 2/LIVING ROOM (SINGLE)

BEDROOM 3 (DOUBLE)

With twin window aspect, eye level TV and power point, independent external entrance door.

ENSUITE SHOWER ROOM

With tile effect vinyl floor covering, aqua style panel shower cubicle with wall mounted electric shower unit, vanity unit with wash hand basin and splash, fitted wall mirror with touch lighting, close coupled WC.

OUTSIDE

To the side of the property is an attractive metal lockable pedestrian gate which gives access to the B&B section if required. A pathway leads around to the rear with a stone wall to the flank.

THE GARDENS

Immediately to the rear of the property is a generous size gravelled hard landscaped enclosed area with part stone walling and part timber fencing. This area provides a lovely outdoor dining bbq area. External cold water tap. The stone walling provides a deep raised and attractively tended flower bed. To the side is a pergola with climbing plants linking separately to a higher level lawn incorporating stepping stones, gravelled seating area and pot plant area, which has been dog proofed. A wicket gate then leads to a further small area of land surrounding.

To the front of the house is a well stocked shrubbery bed, stone wall and a wicket gate which gives access to a stepped path leading down the alternative flank of the property. Across the lane is a further area of garden providing various lawned areas with vegetable garden area, low stone wall feature, hedging with a selection of specimen shrubs and trees. Aluminium framed greenhouse. Beyond the garden area is an area of natural coppice containing mixed deciduous trees. A walk pathway has been provided to extend around this area and is a haven for wildlife.



PARKING

There is a stoned parking area, together with a further gated area of hardstanding which also incorporates a TIMBER GARAGE. A separate entrance immediately off the lanes gives access to:

DETACHED DOUBLE GARAGE

With roller shutter entrance door, inspection pit, power and lighting, sink unit with cold water supply.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and most light fittings are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a private septic tank. Oil fired central heating system.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Wrexham County Borough Council on 01978 298993 or visit www.wrexham.gov.uk.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgb.com

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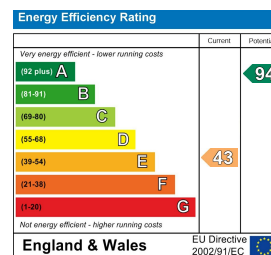
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

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