

DRAGONWYCK

NANTYR | GLYN CEIRIOG | WREXHAM



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Llangollen 3.5 miles | Chirk 8 miles | Oswestry 12 miles
Wrexham 15 miles | Birmingham 72 miles | London Euston 2 hours 46 minutes
(Distances and time approximate)

A secluded, characterful Welsh estate with 42 acres,
breathtaking views, spacious interiors, and versatile outbuildings
in a truly idyllic countryside setting near Llangollen.

Substantial detached period residence with interesting features
Set within approximately 42 acres of pasture, woodland, and gardens
Elevated south-facing position with breathtaking panoramic views
Five reception rooms and four bedrooms with flexible layout
Extensive outbuildings, stables, and a derelict cottage with conversion potential
Discreet private driveway with gated access and complete seclusion
Ideal for multigenerational living, equestrian, or smallholding use

VIDEO TOUR



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LOCATION & SITUATION

Dragonwyck is quietly positioned between the villages of Glyn Ceiriog and Llangollen, surrounded by unspoilt countryside in the stunning Ceiriog Valley. The area offers scenic walking, riding, and outdoor pursuits, while nearby villages provide everyday amenities. Llangollen hosts a vibrant community with shops, restaurants, canal walks, and cultural attractions. The surrounding countryside is renowned for its tranquillity, yet the property remains within easy reach of Oswestry, Wrexham, and mainline rail links at Chirk.

Road: The property is approximately 20 minutes from the A5 at Chirk, providing easy access to Oswestry, Shrewsbury, Wrexham, Chester, and further links to the Midlands and North West.

Rail: Chirk Station is approximately 20 minutes away, offering direct services via Chester and Crewe, with travel times to London Euston from 2 hours 46 minutes.

Air: Approximately 1 hour 30 minutes from Liverpool and Manchester airports, and 1 hour 40 minutes from Birmingham Airport, offering convenient access to European and international destinations.

Schools: There are a wide selection of public and private schools nearby, including Glyn Ceiriog Primary, Ysgol Dinas Bran, Moreton Hall, Oswestry School, and Ellesmere College.

Sporting: A wide range of sport and leisure activities are available nearby, with golf at Llangollen, Arscott, Shrewsbury and Hawkstone, Horse Racing at Chester and Ludlow, shooting at West Midland Shooting Ground in Hodnet and a large number of local football and cricket clubs within close proximity.



DRAGONWYCK

Dragonwyck is a distinguished stone-built country residence, constructed circa 1908 by a Liverpool shipping magnate reputedly as a gift for his wife. Rich in character and period detail, the house has been lovingly cared for by the same family for nearly 40 years.

Set in approximately 42 acres of private gardens, pasture, and woodland, this remarkable home offers over 4,700 sq ft of living space along with a wealth of outbuildings, providing a rare opportunity for secluded and flexible country living in the Ceiriog Valley.





THE ACCOMMODATION

Internally, Dragonwyck is a substantial and character-filled country residence offering generously proportioned living accommodation arranged across two principal floors and an adjoining annexe wing. The property retains many interesting features, including high ceilings, deep skirting boards, and partial wood flooring throughout, blending Edwardian charm with flexible living.

The front door opens to a castellated entrance porch and a spacious reception hall that sets the tone for the home's impressive scale and warmth. A large formal drawing room with French doors leads onto the rear terrace and frames the exceptional south-facing views.

A second sitting room, formal dining room, and multiple reception rooms, ideal for entertaining or relaxing with family.

To the rear, the traditional kitchen and the adjoining breakfast room retain a charming farmhouse style and connect through to a large utility area, pantry, boot room, and gardener's WC. A ground floor office and cloakroom complete the main floor.

On the first floor, four generously sized double bedrooms are arranged around a wide galleried landing. The principal bedroom enjoys commanding views from both the bedroom and the balcony, while the family bathroom

and additional WC serve the floor with scope for two further bathrooms. A large attic provides further storage or conversion potential (STP).

To the west, a substantial single-storey wing, once a workshop, includes a separate entrance, utility space, shower room, and a full-length loft space, offering excellent potential for a self-contained annexe, studio, or guest accommodation.

Dragonwyck's layout provides significant flexibility for multigenerational living, home-working, or creative renovation, while preserving the architectural elegance of its early 20th-century origins.







Ground Floor

Reception Room
18'5 x 14'6
5.61 x 4.42m

Drawing Room
21'9 x 16'1
6.63 x 4.90m

Sitting Room
14'8 x 11'3
4.47 x 3.44m

Dining Room
18'2 x 14'8
5.53 x 4.47m

Snug
14'6 x 10'0
4.42 x 3.05m

Study
9'1 x 6'11
2.76 x 2.10m

Hall
16'1 x 14'8
4.91 x 4.46m

Kitchen
14'8 x 12'5
4.47 x 3.78m

Breakfast Room
11'7 x 9'6
3.53 x 2.90m

Garage
17'1 x 15'5
5.20 x 4.70m

Garage
18'4 x 15'5
5.60 x 4.70m

Garage
25'1 x 15'7
7.64 x 4.75m

Outbuilding
15'3 x 9'8
4.66 x 2.95m

Outbuilding
15'3 x 13'9
4.66 x 4.20m

Outbuilding
15'3 x 7'9
4.66 x 2.35m

Stable
12'0 x 8'10
3.65 x 2.70m

Stable
12'0 x 8'10
3.65 x 2.70m

Stable
12'0 x 8'10
3.65 x 2.70m

Stable
12'0 x 8'10
3.65 x 2.70m

Utility
9'4 x 9'0
2.86 x 2.74m

Workshop
23'2 x 19'10
7.06 x 6.04m

Boiler Room
9'0 x 8'0
2.74 x 2.45m

Pantry
8'4 x 4'5
2.55 x 1.35m

WC
8'9 x 5'3
2.04 x 1.60m

WC
9'0 x 5'3
2.74 x 1.60m

WC
8'4 x 4'5
2.55 x 1.35m

Garage

The floor plan for the First Floor includes the following rooms and dimensions:

- Bedroom:** 17'6" x 16'5" (5.33 x 5.01m)
- Bedroom:** 16'6" x 10'3" (5.04 x 3.12m)
- Bedroom:** 16'6" x 10'4" (5.04 x 3.15m)
- Bedroom:** 13'0" x 12'3" (3.74 x 3.96m)
- Store:** 9'0" x 8'8" (2.74 x 2.64m)
- WC:** 7'7" x 3'11" (2.31 x 1.20m)
- Bathroom:** 8'5" x 7'10" (2.56 x 2.40m)
- Landing:** 26'5" x 3'10" (8.06 x 1.18m)
- Balcony:** (Location indicated but no dimensions provided)

Other features include a central staircase, a storage area labeled 'C', and two staircases labeled 'St'.

First Floor



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GARDENS & GROUNDS

Dragonwyck is set within a magnificent and private 42-acre estate, encompassing formal gardens, pastureland, and mature woodland. The gardens immediately surrounding the house are thoughtfully landscaped, blending ornamental borders, sweeping lawns, and natural wild areas to create a timeless, romantic setting. A disused swimming pool lies within a charming walled garden, offering scope for restoration or reinvention as a secluded entertaining space.

To the rear, a generous stone terrace enjoys uninterrupted south-facing views over the Ceiriog Valley and beyond — the perfect backdrop for alfresco dining or peaceful reflection. The grounds also include an enclosed courtyard, a variety of specimen trees, and access to gently sloping fields and private tracks ideal for walking, riding, or simply enjoying the seclusion of this outstanding rural retreat.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity, a private spring-fed water supply, and private drainage via a septic system. Heating is provided by a oil fired, multi-fuel central heating system.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.
Tel: 01978 292000

COUNCIL TAX

Council Tax Band – G

EPC

Rating – G

DIRECTIONS

What3Words ///later.securig.annual

From Chirk, take the B4500 towards Glyn Ceiriog. Continue along High Street through the village onto Church Hill, follow the road to the top of the hill and take a left at the top. Drive for approximately half a mile where the gated entrance to Dragonwyck is located on the left. Proceed along the private driveway to reach the house.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

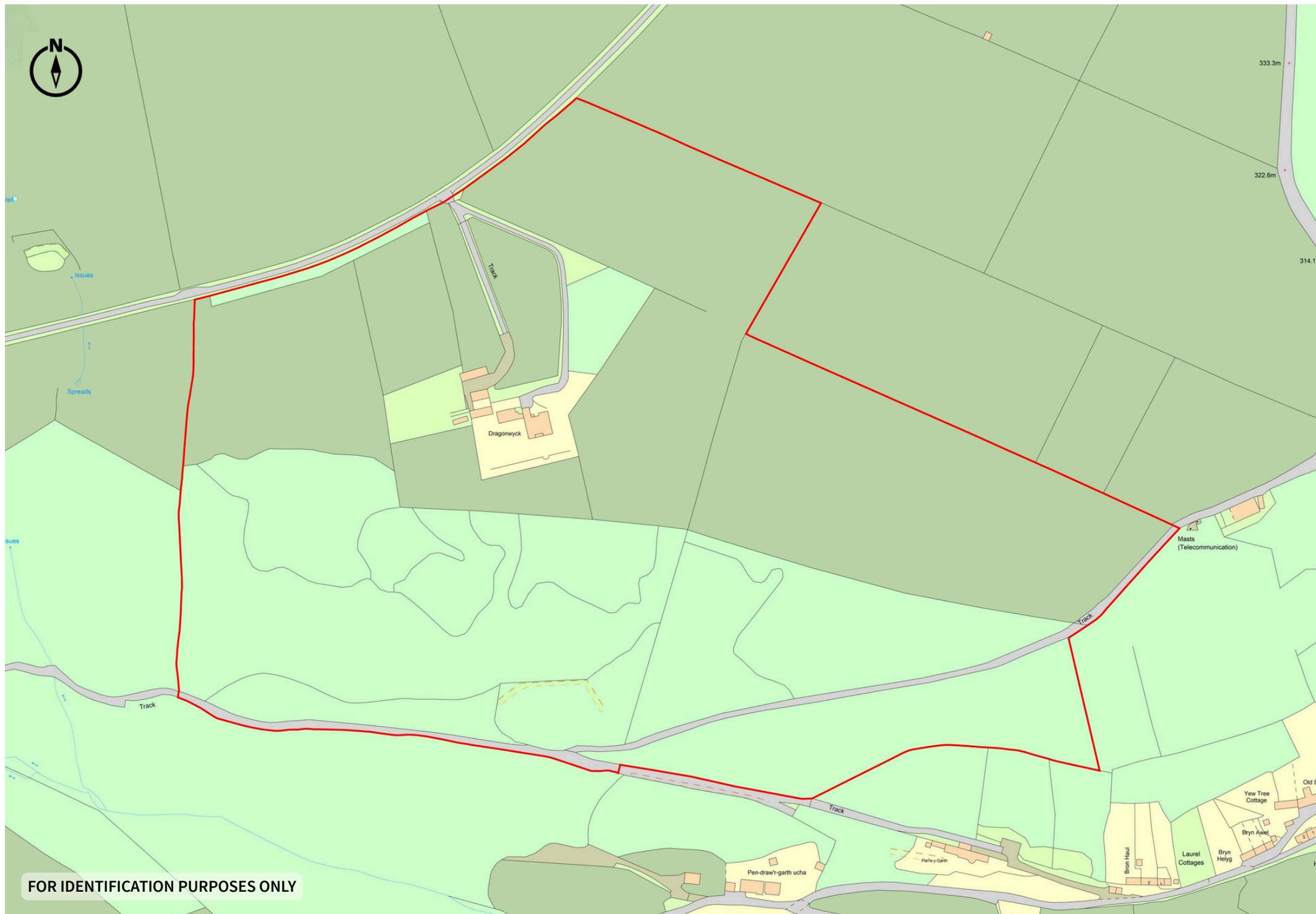
We understand there is a bridleway crossing part of the land, near the southern boundary, offering equine access and connectivity to the wider countryside. This provides both utility and recreational value, particularly for riders. A public footpath lies to the east of the smallholding, positioned behind the trees. No other public rights of way, footpaths, or easements have been disclosed by the vendor, but prospective purchasers are advised to confirm legal access and boundary details through their solicitor during the conveyancing process.

BOUNDARIES, ROADS & FENCES

The property is accessed via a private driveway leading from a gated entrance between stone-capped pillars. A secondary driveway provides access to the outbuildings and stable yard. Boundaries are primarily defined by traditional stock fencing, mature hedging, and woodland edges. We are not aware of any boundary disputes or encroachments. As with all rural properties, purchasers are advised to verify exact boundary lines and maintenance responsibilities during the legal process.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



FOR IDENTIFICATION PURPOSES ONLY



Halls of Oswestry
20 Church Street | Oswestry
Shropshire | SY11 2SP



Tom Dainty
01691 670320 | 07484 478679
tdainty@halls.gb.com