

# TREM Y CLAWDD

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FRON ISAF | CHIRK | WREXHAM







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FRON ISAF | CHIRK | WREXHAM | LL14 5AH

Oswestry 6.5 miles | Wrexham 10 miles | Shrewsbury 21 miles  
Birmingham 73 miles | London Euston 2 hours 44 minutes  
(Distances and time approximate)

A beautifully refurbished country home with smart tech, 0.9 acres,  
panoramic views, and exceptional living space in a quiet hamlet near Chirk.

A striking five-bedroom, five-bathroom home  
NIKO Smart-home system  
Showpiece kitchen, vaulted orangery & underfloor heating  
Approx. 0.9 acres of landscaped gardens  
Solar PV with iBoost system  
Ample parking, electric gate prep, and EV charge-ready driveway

VIDEO TOUR



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# LOCATION & SITUATION

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Trem Y Clawdd is set on the edge of a small rural hamlet just above Chirk, enjoying panoramic views across the Shropshire, Cheshire and afar. and open countryside. Chirk offers everyday amenities including shops, cafés, a health centre, and primary school, with excellent rail links to Chester and Shrewsbury.

The surrounding area provides fantastic walking and outdoor opportunities, while nearby Oswestry, Wrexham, and Shrewsbury offer a wide range of shopping, dining, and leisure facilities.

**Road:** The property is just minutes from the A483, offering swift access to Wrexham, Chester, Oswestry and Shrewsbury, and linking easily to the wider motorway network via the M54 and M6.

**Rail:** Chirk Station is just 5 minutes away, offering direct rail services to Chester and Shrewsbury, with onward connections to London Euston in approximately 2 hours 45 minutes.

**Air:** The property is around 1 hour from Manchester Airport and 1 hour from Liverpool and Birmingham Airport, offering convenient access to UK, European, and international destinations.

**Schools:** There is a wide selection of local and independent schools nearby, including Chirk C.P. School, Oswestry School, Moreton Hall, Ellesmere College, The Marches, and Shrewsbury School.

**Sporting:** A wide range of sport and leisure options are nearby, including golf at Llangollen, horse racing at Chester, scenic walking at nearby Offa's Dyke path, cycling in the Ceiriog Valley, and local rugby.



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Trem Y Clawdd is a beautifully reimagined five-bedroom detached residence offering over 3,200 sq ft of high-spec living space, set within approximately 0.9 acres of landscaped grounds. Extensively refurbished with smart-home technology, solar PV, underfloor heating, and boutique-style bathrooms, the property blends timeless character with contemporary luxury.

With stunning views over Shropshire, Cheshire and multiple other counties, a vaulted orangery, and generous entertaining areas inside and out, this exceptional country home offers flexible living for families, professionals, or those seeking turnkey rural tranquillity with modern efficiency.









## THE ACCOMMODATION

Internally, Trem Y Clawdd offers over 3,200 sq ft of high-spec, flexible accommodation across three floors, beautifully combining smart technology with striking design features and traditional touches.

At the heart of the home is a stunning open-plan kitchen, dining, and orangery space with vaulted ceilings, six skylights, and full-width sliding glass doors that frame uninterrupted views of Shropshire and Cheshire. The bespoke navy kitchen includes quartz worktops, a central island with breakfast bar, integrated appliances, open oak shelving, and direct access to a pantry. Underfloor heating runs throughout this entire

a zone, with zoned lighting and integrated audio, creating a sleek, multi-functional living space.

Three reception rooms offer excellent flexibility: a formal sitting room with AGA log burner, a media/playroom with bifold garden access, and a cosy snug or home office. A large utility room and guest WC complete the ground floor.

Upstairs, the principal suite boasts vaulted ceilings, skylights, panoramic glazing, a walk-in dressing area, and a luxurious en-suite with freestanding bath and large basin. Two further double bedrooms feature en-suites, while a fourth bedroom enjoys use of the stylish family

bathroom and a reading nook. The second floor hosts a private guest suite with an en-suite shower room and charming pitched ceilings. All bathrooms feature underfloor heating and boutique-style fittings.

Externally, the property is approached via a sweeping driveway. The 0.9-acre landscaped plot includes paved terraces, an outdoor kitchen, lawned areas, and a fully serviced base for a garden room, hot tub, or sauna. Provision is also in place for future electric gates, with power already connected.

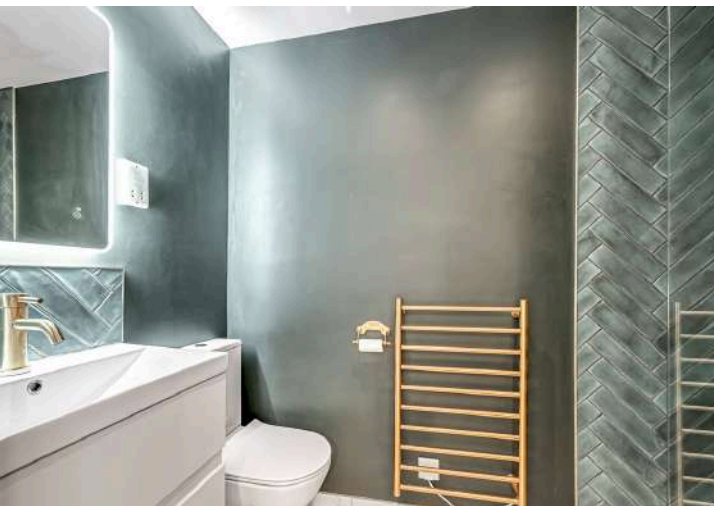
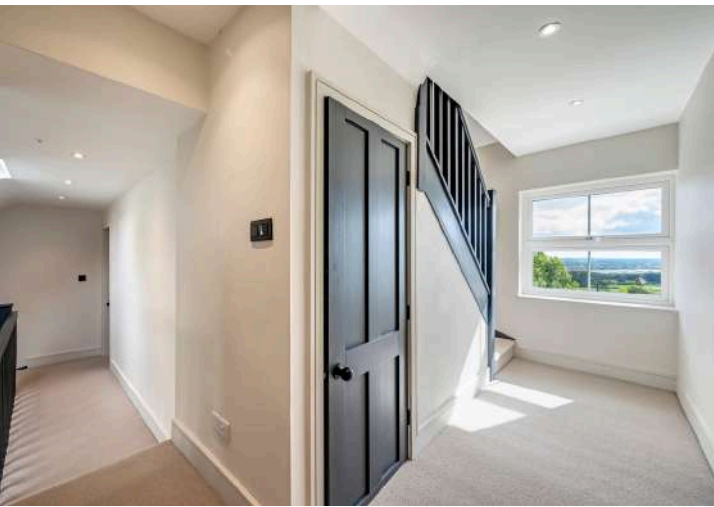






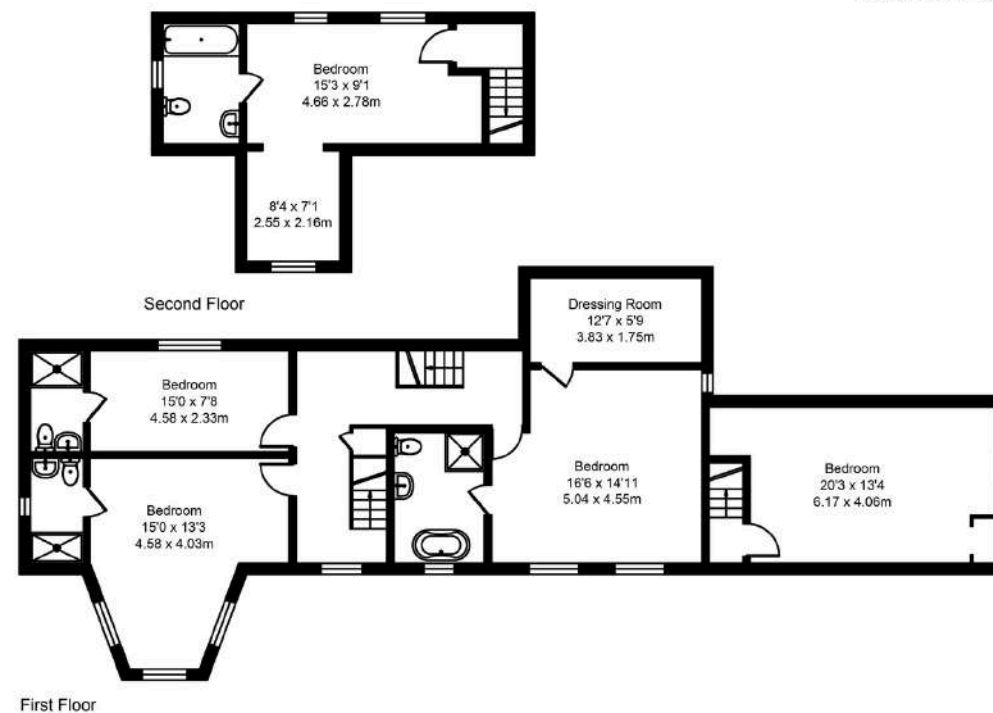
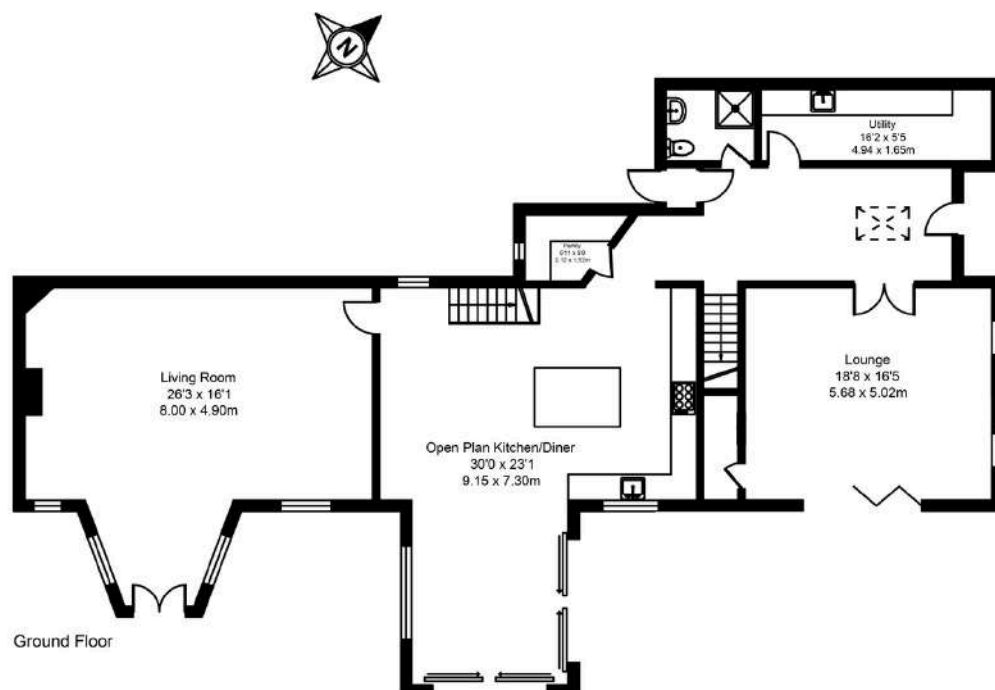








Approximate Area = 3267 sq ft / 303.5 sq m  
For identification only - Not to scale



VIDEO TOUR



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## GARDENS & GROUNDS

Trem Y Clawdd is set within approximately 0.9 acres of beautifully landscaped grounds, designed to maximise the spectacular views over Shropshire and Cheshire. Manicured lawns stretch across both the upper and lower gardens, bordered by established hedging and natural stone walls. A large tiled sun terrace wraps around the orangery, seamlessly linking the main living spaces to the outdoors.

A timber-decked upper terrace offers scope for a hot tub or sauna, with electrics already in place. The lower garden features a fully serviced concrete pad, ideal for a future garden room, gym or studio. A built-in outdoor kitchen with BBQ and sink makes summer entertaining effortless. The entire setting is private, tranquil, and designed to elevate everyday life in the countryside.



# 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 water and electricity, with private drainage via a septic tank located in the adjoining field (with full right of access). Heating is provided via an oil-fired central heating system, supplemented by underfloor heating in the kitchen and all bathrooms, and an AGA log burner in the sitting room. A NIKO smart home system controls heating and lighting throughout. The property also benefits from a solar PV array with iBoost, providing significant energy savings and free hot water during much of the year. Electric feed points are in place for a vehicle charging station, future electric gates, and hot tub/sauna setup.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – D

## DIRECTIONS

What3Words ///mobile.bond.trickster

From Chirk, head west on the B4500. At the roundabout, take the first exit onto Castle Road. Continue for approximately 1.5 miles and turn right at the sign for Fron Isaf. Follow the country lane uphill, continuing past the right-hand bend until you reach the hamlet. Trem Y Clawdd is located at the end of the lane on the right-hand side.

## 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

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## 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.









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



**Tom Dainty**  
01691 670320 | 07484 478679  
[tdainty@halls.gb.com](mailto:tdainty@halls.gb.com)