




BOWEN

PROPERTY SINCE 1862

Asking Price - £595,000

 6 Bedrooms

 2 Bathrooms

 Set in 0.77 acres

Pontricket & Pontrhyd Y Gad, Tregeiriog,
Llangollen, Wrexham, LL20 7HT

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General Remarks

A rare opportunity to acquire a substantial four bedroom detached farmhouse known as Pontricket, alongside a two bedroom barn conversion with associated range of traditional outbuildings. The properties are Grade II listed and set within surrounding gardens/grounds extending to circa 3/4 of an acre. A stable block has been converted to provide 2 bedroom accommodation known as Pontrhyd Y Gad and both properties, including a range of barns, garaging and workshop, are being offered for sale as a whole providing an opportunity for multi generational living or potential income generation.

Grade II Listing: The Grade II Listed, 4 bedroom characterful farmhouse was originally constructed as a cruck-framed hall-house. Although the date of original construction is unknown, it is Listed with Cadw as a 'fine 17th Century farmhouse exhibiting good vernacular character and detail'. The property has historically undergone a large number of significant adaptations in and around the 17th Century and the storeyed storage area known as 'the granary' is assumed to be 18th / 19th Century.

Location: Located on the lower run of a hillside to the south-eastern edge of the B4500, the dwellings sit within the Ceiriog Valley between Glyn Ceiriog and Llanarmon



DC. The site is immediately bounded to all other sides with open pastureland. Glyn Ceiriog has an excellent range of amenities including a shop with Post Office, Sports Centre, Hotel and Public Houses.

There is an excellent Primary school and there are a number of other renowned state and private schools within the area. A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking and walking trails. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool and onto the motorways beyond.

Accommodation

Pontricket: The accommodation briefly comprises:

Covered Entrance Porch: Door into:

Hall: 11' 9" x 10' 7" (3.58m x 3.23m) max Exposed beams and stonework, quarry tiled floors, radiator, original bread oven and doors off to:

Living Room: 18' 10" x 17' 2" (5.73m x 5.22m) Large Inglenook fireplace with log burner, two radiators, TV/telephone points and stairs to first floor landing.

Kitchen/Dining Room: 15' 3" x 18' 1" (4.65m x 5.52m) max Range of fitted base and eye level wall units with worktops over and inset 1.5 bowl stainless steel sink and drainer. Range cooker with gas hob, space and plumbing for a washing machine and fridge. Quarry tiled flooring, exposed beams and door to:

Utility/Boot Room: 17' 9" x 13' 0" (5.42m x 3.95m) Lighting and power facilities laid on, space for freezer and door to:

Garage/Covered Log Store: 16' 9" x 13' 9" (5.1m x 4.2m) Oil storage tank & Calor gas storage, lighting laid on and 'up and over' door to drive.

Stairs to First Floor Landing: Built-in storage cupboard and doors off to:

Bedroom 1: 14' 11" x 9' 2" (4.54m x 2.79m) Radiator, exposed beams, access to loft space and window seat with views.

Bedroom 2: 19' 5" x 7' 6" (5.91m x 2.29m) Radiator and exposed beams.

Bedroom 4/Study: 9' 10" x 8' 9" (3.00m x 2.66m) Radiator.

Inner Landing: Access to loft space, airing cupboard housing hot water cylinder and doors off to:

Bedroom 3: 18' 11" x 8' 8" (5.77m x 2.64m) Radiator and access to loft space.

Family Bathroom: 11' 7" x 6' 0" (3.52m x 1.83m) Suite comprising corner shower cubicle with rainfall shower, panel bath, pedestal wash hand basin and low level flush WC. Tiled floor, heated towel rail and part tiled walls.

Loft Room/Granary: 18' 9" x 13' 4" (5.71m x 4.07m) max Externally accessed at side of the property with Warm flow oil fired boiler & lighting/power facilities laid on.

Pontrhyd Y Gad: The accommodation briefly comprises:

Covered Porch: Part glazed door into:

Kitchen/Diner: 16' 1" x 15' 3" (4.89m x 4.64m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink and drainer. Stairs to first floor landing, understairs cupboard, radiator, exposed beams and doors off to:

Living Room: 15' 0" x 11' 9" (4.56m x 3.59m) With feature fire surround, two radiators, TV point and exposed beams.









Utility/Boot Room: 13' 9" x 13' 7" (4.20m x 4.15m) max includes W.C. Enviromax oil fired boiler, space and plumbing for a washing machine and freezer. Lighting and power laid on and door to cloakroom with low level flush WC.

Stairs to first floor landing: Access to loft space and doors off to:

Bedroom 1: 13' 9" x 11' 10" (4.2m x 3.61m) Radiator and fitted wardrobes.

Bedroom 2: 12' 0" x 10' 2" (3.67m x 3.11m) Radiator and airing cupboard with hot water cylinder.

Shower Room: 7' 3" x 5' 6" (2.22m x 1.67m) Suite comprising shower cubicle, pedestal wash hand basin and low level flush WC. Radiator and extractor fan.

Outbuildings: The property also includes a range of traditional buildings which briefly comprise the following.

Barn 1: 40' 2" x 14' 11" (12.24m x 4.54m) Located on the right hand side of the access track as you approach the property.

Lean-to: 47' 4" x 15' 1" (14.42m x 4.6m) Attached to rear of Barn 1.

Barn 2: 35' 9" x 12' 4" (10.89m x 3.76m) max Attached to the property known as Pontrhyd Y Gad and split into three bays.

Store: 13' 2" x 12' 4" (4.01m x 3.76m) Attached to end of Barn 2 and the lean-to at the rear of Barn 1.

Garage: 13' 6" x 9' 9" (4.11m x 2.98m) Located near the entrance to the property and attached to end of Barn 1.

Workshop: 17' 0" x 16' 3" (5.19m x 4.95m) Located on the left hand side of the driveway and with lighting/power laid on.

Outside: The property is set within circa 3/4 of an acre and this includes lawned gardens, seating areas designed to make the most of the views and an area of sloping grassland on the south-eastern side of the access driveway.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: We are informed that the properties are warmed by oil fired central heating systems and include mains electricity/water supplies with a private septic tank drainage system.

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Council Tax Bands: Pontricket: Council Tax Band 'G'. Pontrhyd Y Gad: Council Tax Band 'D'

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

EPC Ratings: Pontricket 39|E Pontrhyd Y Gardd 37|F

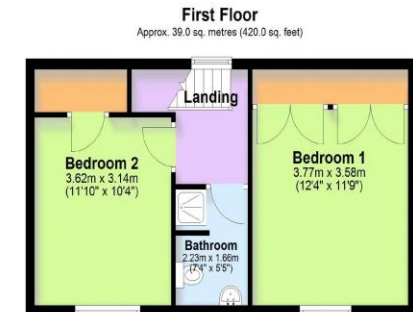
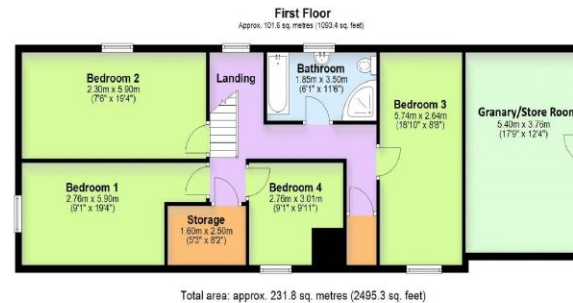
Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 2nd exit onto Llanarmon Road. Continue on this road for just under 3 miles through the hamlet of Pandy and on towards the village of Tregeiriog. The property will be found on the left hand side, as identified by the agent's For Sale board.

What3words: weep.finishes.described

Pontricket, Tregeiriog



Pontrhyd Y Gad, Tregeiriog



Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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