



BOWEN

PROPERTY SINCE 1862

Asking Price £450,000

🏠 4 Bedrooms

🛀 2 Bathrooms

📍 Land – 0.5 acres

The Old School, Tregeiriog, Glyn Ceiriog,
Llangollen, LL20 7HT

The Old School, Tregeiriog, Glyn Ceiriog, Llangollen, LL20 7HT

General Remarks

A characterful detached property comprising a former School which has been sympathetically converted to provide spacious living accommodation alongside extensive gardens, with stunning views over the adjoining countryside. The property retains a wealth of features whilst providing generously sized rooms throughout.

The open plan Kitchen/Diner with adjoining Snug offering far reaching views from the large picture window is a most notable feature. As is the Living Room with vaulted ceiling and galleried landing above.

The gardens extend to circa 0.5 acres and have been carefully tended by the current vendors to provide productive organic vegetables and fruit, alongside making the most of the picturesque location. Early inspection is essential as the property is offered for sale with no onward chain.

Location: The property is located within the Ceiriog Valley between Glyn Ceiriog and Llanarmon DC. Glyn Ceiriog has an excellent range of amenities



BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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

Glazed doors lead into:

Conservatory/Garden Room: 17' 11" x 6' 7" widening to 9' 8" (5.47m x 2.00m widening to 2.95m) Tiled floor, fitted storage cupboards and glazed doors to:

Open Plan Kitchen/Dining/Snug: 26' 0" x 12' 8" narrowing to 10' 8" (7.92m x 3.86m narrowing to 3.24) Range of fitted base/eye level wall units with worktops over and inset two bowl stainless steel sink/drain. Rangemaster cooker with extractor fan over. Integrated fridge, wood flooring and radiator. Beams to the ceiling and opening into Snug with log burner and picture window with views of the valley. Door off to:

Living Room: 23' 1" x 18' 0" (7.03m x 5.49m) Log burner, wood flooring, vaulted ceiling, stairs to the first floor landing, understairs storage cupboards, radiator and doors off to:

Sitting Room/Bedroom 4: 15' 10" x 14' 11" (4.82m x 4.54m) Log burner, radiator, telephone point and views of the valley to front.

Rear Porch: 13' 10" x 8' 5" (4.21m x 2.56m) Built in cupboard housing oil fired boiler, water supply filters and pressurised hot water cylinder which is linked into Solar Array. Separate storage cupboard, radiator, tiled floor, glazed door to gardens and separate door to:

Inner Hall: Radiators and doors off to:

Bedroom 3: 16' 0" x 16' 0" (4.87m x 4.87m) Radiator and glazed door to garden.

Shower Room: 10' 4" x 5' 5" (3.14m x 1.66m) Large walk in shower cubicle, wash hand basin with vanity unit beneath and low level flush W.C. Tiled walls, storage shelving and Velux window.

Pantry: 10' 2" x 4' 11" (3.10m x 1.49m) Space and plumbing for washing machine and freezer. Radiator and parquet flooring.

Stairs to first floor landing: Galleried landing with doors off to:

Bedroom 1: 14' 10" x 13' 5" (4.51m x 4.10m) Radiator, access to loft space, fitted wardrobes and views of valley to front.

Bedroom 2: 12' 10" x 12' 0" (3.92m x 3.67m) Radiator.

Bathroom: 9' 9" x 5' 8" (2.97m x 1.73m) Suite comprising of P shaped bath with electric shower over, pedestal wash basin and low level flush W.C. Part tiled walls.









Garden: The vendors have grown a very wide range of vegetables and soft fruit organically for the last 25 years. The two apple trees can provide a 1000 apples in a good year and the fruit cages provide lots of currents/gooseberries etc. The vegetables are grown in beds on a five year rotation using only home-made compost and natural fertiliser.

The greenhouse has space for several varieties of tomatoes, strawberries and other vegetables grown well in one polytunnel, while the Keder polytunnel with double plastic provides the ideal environment for

tender vegetables and provides winter lettuce and other salads all year round. There are also some wild areas and plants which are attractive to birds, small mammals and insects. Finally, there are two useful timber garden storage sheds within the plot.

Garage: A single garage with up/over door to the front is located below the property to the front, with access from the roadway.

EPC Rating: EPC Rating Band 'E' (52)

Services & Solar Array: We are informed that the property is connected to mains electricity with a private septic tank drainage system. The property has a spring fed water supply which includes the required particle and U.V. filters. There is oil fired central heating throughout and the property also includes a roof mounted array of solar panels.

There is 10 years unexpired on the original Feed in Tariff term and the panels generate a return of circa £1,500 p.a. The electricity generated also runs the domestic hot water supply when it is not being used for alternative requirements.

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

Council Tax Band: Council Tax Band 'G'

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

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

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 right hand side, as identified by the agent's For Sale board.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



Total area: approx. 215.0 sq. metres (2314.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

