

BOWEN

PROPERTY SINCE 1862



Asking Price £375,000

🏠 2 Bedrooms 🚿 1 Bathroom

Pennant, Glyndyfrdwy, Corwen,
Denbighshire, LL21 9HW

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General Remarks

A picturesquely located two bedroom country property which offers a wealth of characterful features, set within extensive gardens and grounds. Pennant has been greatly improved by the current owners both internally and externally. The gardens and useful stone outbuildings are most notable features of the property.

The outbuildings include workshops, a first floor studio and a home office with views over the nearby stream. The location offers complete privacy yet is only a short distance from the local transport links. Early inspection is essential in order to appreciate this rare addition to the sales market.

General Remarks: Pennant has been the subject of an extensive scheme of renovation/improvement works and now offers well proportioned open plan living accommodation which retains its character. The property is double glazed throughout and warmed by an electrically operated air source heat pump with underfloor heating on the ground floor and radiators to the first floor. The large plot extends



to just over 1/3 of an acre and provides for extensive gardens which are bordered by open countryside and a small stream.

Location: Pennant is located on the fringes of the popular village of Glyndyfrdwy at the heart of the Dee Valley. Glyndyfrdwy is situated approximately 5 miles from Llangollen to the west, which has a range of local facilities and amenities while the picturesque surrounding countryside offers a range of outdoor pursuits and activities.

Accommodation

The property is approached from the A5 down an unmade byway through a small ford (**please take care when crossing - not suitable for vehicles with limited ground clearance**) to the turning/parking area. Steps then lead through the gardens to a covered entrance porch with stable door into:

Open Plan Kitchen/Diner/Living Room: 24' 5" x 14' 2" (7.44m x 4.32m) Inglenook fireplace with oak lintel and slate hearth housing multi fuel burner. Exposed beams to ceiling, staircase to first floor landing, tiled floor with underfloor heating, telephone point and opening into the kitchen area with Oak base/eye level wall units, granite effect worktops over and inset 1 & 1/2 bowl stainless steel sink/drain. Space for cooker, integrated fridge, part tiled walls & door off to:

Ground Floor Bathroom: 11' 4" x 5' 5" (3.45m x 1.65m) Suite comprises a panelled bath with shower attachment over, wash hand basin with vanity unit

below & low level flush w.c. Space and plumbing for washing machine, tiled floor with underfloor heating, part tiled walls & built in cupboard housing the Air Source heat pump control panels and pressurised water cylinder.

Staircase to First Floor & Landing: Exposed beams to ceiling and walls, fitted carpet, access to loft space and doors off to:

Bedroom 1: 14' 6" x 9' 5" (4.42m x 2.87m) Radiator, exposed beams to ceiling and walls, fitted carpet.

Bedroom 2: 14' 5" x 6' 0" (4.39m x 1.82m widening to 4.47m) Radiator, exposed beams to ceiling and walls, fitted carpet.

Stone Outbuildings: There are a number of outbuildings at the property which briefly comprise the following:

Workshop/Store: 13' 7" x 12' 2" (4.14m x 3.72m) With light and power facilities laid on. Located beneath the studio.

Studio: 14' 1" x 12' 2" (4.28m x 3.70m) External steps lead up to a useful space with lighting/power facilities and views onto gardens.

Garden Store: 10' 7" x 5' 4" (3.22m x 1.63m)

Craft Room/Workshop: 8' 2" x 4' 6" (2.49m x 1.37m) Adjoining the garden store.

Home Office: 7' 5" x 6' 1" (2.26m x 1.86m) With light and power facilities laid on. Views onto stream below.









Gardens: The property is located along the byway with off road parking provision for two vehicles. The landscaped gardens have been extensively improved by the current owners and include lawned gardens, flowering beds, vegetable beds, fruit trees and terraced gardens which lead down to the stream below.

There is also a further area of sloping garden lying alongside the stream which is not currently utilised but offers potential for further improvement if

required. Also included is a summer house, glazed greenhouse and coal/log store.

Local Authority & Council Tax Band: Denbighshire County Council. Tel: 01824 706101. Council Tax Band D.

EPC Rating: EPC Rating - Band 'E' (40).

Services: We are informed that the property is connected to mains water and electricity supplies. There is a private two chamber septic

tank and the property is warmed by an electrically operated air source heat pump.

Directions: From Llangollen go through the traffic lights and proceed on the A5 towards Glyndyfrdwy & Corwen. Continue for approximately 6 miles and after passing the Toll Gate Snack Bar on your left hand side you will see a small right hand turn identified by the agent's arrow board which leads down off the A5 over the Byway.

At the bottom of the hill turn left through the small ford and continue along the access track where the property is located on the right hand side.

What Three Words Location:

<https://what3words.com/careful.defends.newer>

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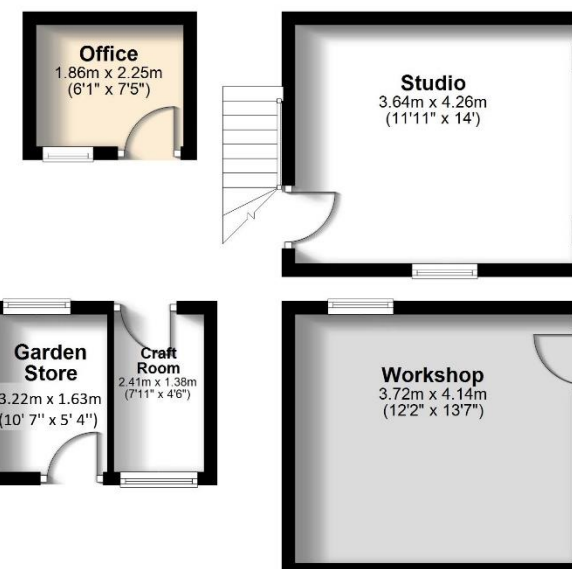
Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



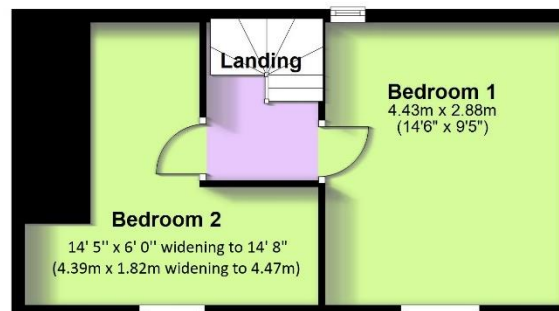
Outbuildings

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Total area: approx. 118.5 sq. metres (1275.4 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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35 Bailey Street Oswestry Shropshire SY11 1PX

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



