





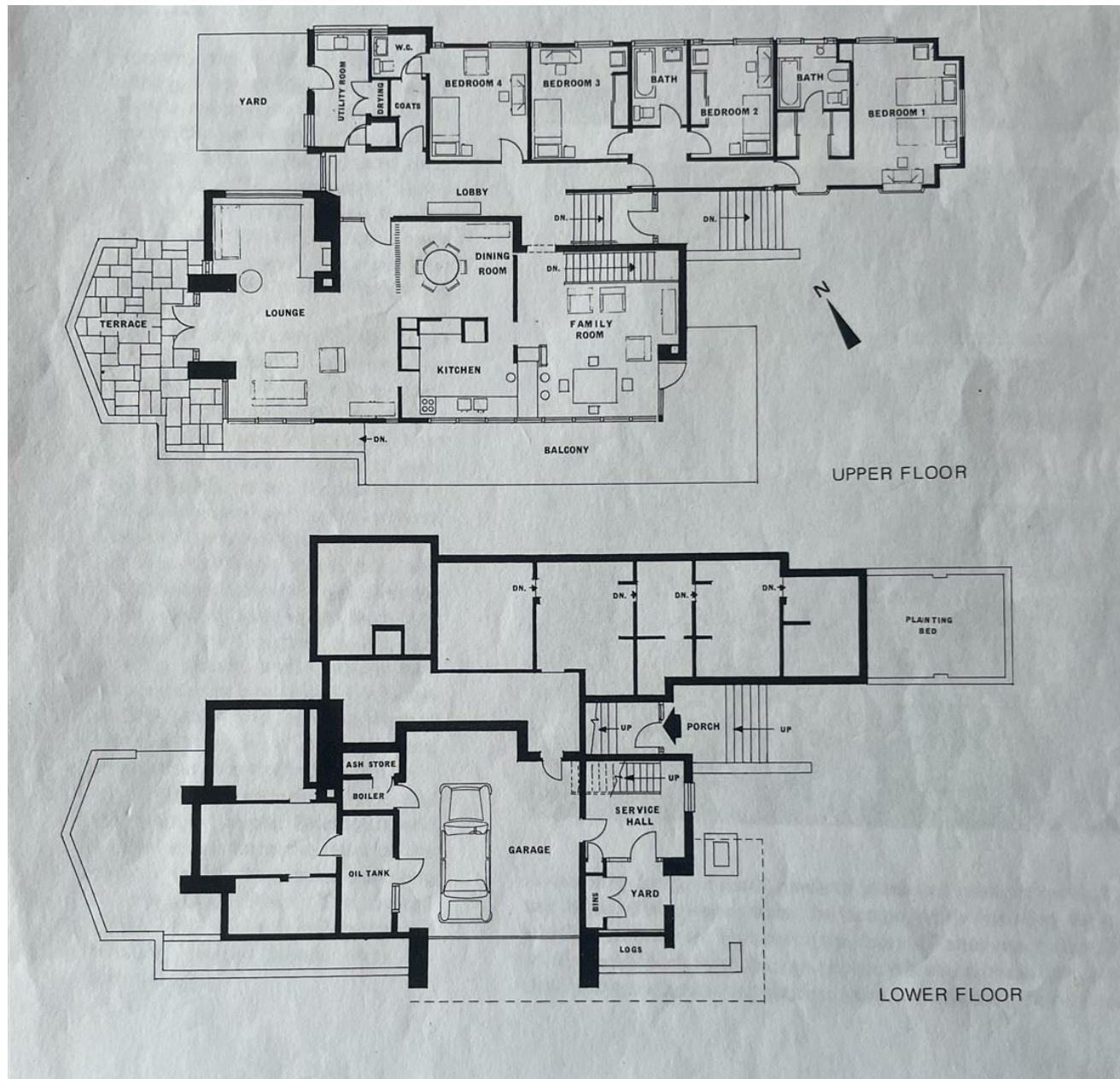
Cloud Hill Pentre, Chirk, LL14 5AN  
Offers Over £550,000

Individually designed four bedroom detached house with many original features throughout and private gardens extending to just under 1.5 acres. The property was built in 1965 and has been occupied by the current owner for 30 years. Cloud Hill sits on the Offas Dyke footpath, close to the Llangollen Canal and the World Heritage Site, Pontcysyllte Aqueduct is only a short canal side walk away. This property is a true delight and the location, views and setting must be seen to be appreciated.





Floor Plan  
(not to scale - for identification purposes only)



**LOCATION**

Cloud Hill is situated just north of the popular town of Chirk, with stunning views over the beautiful Welsh Dee Valley. The property is positioned right on the well known Offa's Dyke path, close to the English border. With direct access onto the A5, the location provides convenient access to Llangollen, Oswestry, Wrexham and Chester. The site equally benefits from good transport links to Shrewsbury, Liverpool and Manchester.

**SUMMARY**

Cloud hill was built in 1965, a blend of traditional materials of wood and stone, with a Zinc roof. The house is a single storey dwelling with all living accommodation sited in the upper floor and below being the triple garage and ample workshop and storage areas. The current owner has had it as her home for 30 years and has also run a successful bed and breakfast from here. In brief the accommodation affords entrance hall, living room, kitchen/diner, dining room, lounge, and utility. there are four bedrooms, two being ensuite and a family bathroom. Externally there is a balcony to the front, sweeping driveway and turning area, gardens extending to approximately just under 1.5 acres.

**ENTRANCE HALL**

Through wood front door, steps leading up to the hallway.

**HALLWAY**

With built in storage cupboard, ceiling light, and doors off too;

**FAMILY ROOM**

14'6" x 13'5" (4.42 x 4.11)

Windows to the front, door opening onto the balcony, ceiling light and radiator. There are further steps leading down to the ground floor. Dining area and walkway into the kitchen.

**KITCHEN**

12'11" x 11'6" (3.96 x 3.51)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integrated oven and hob and void for dishwasher. Windows to the front, ceiling light and breakfast bar. Door into;

**DINING ROOM**

12'11" x 10'11" (3.96 x 3.35)

Exposed wood to walls, built in storage cupboard, serving hatch, ceiling light and radiator. Opening into;

**LIVING ROOM**

29'0" x 22'6" (8.84 x 6.86)

Beautiful room with double doors opening onto the patio area, windows with dual aspect taking in the views over the gardens, exposed stone wall with outbuilt wood burner on hearth, ceiling light and radiator.

**UTILITY ROOM**

12'11" x 6'5" (3.96 x 1.98)

Fitted with a range of wall and base units with work surfaces over, sink, windows to the side and rear, and uPVC door leading onto the side patio. Built in storage cupboards, tiled flooring and ceiling light.

**BEDROOM FOUR**

12'11" x 11'3" (3.96 x 3.43)

Double room with window to the rear overlooking the garden, and ceiling light. Door into;

**EN SUITE**

With enclosed shower cubicle, low level WC and wash hand basin. Part tiled walls, window to the rear and ceiling light.

**BEDROOM THREE**

12'11" x 10'11" (3.96 x 3.35)

Double room with window to the rear, fitted wardrobes, and ceiling light.

**BEDROOM TWO**

12'11" x 9'6" (3.96 x 2.90)

Double room with window to the rear, fitted wardrobe and ceiling light.

**BEDROOM ONE**

16'6" x 11'6" (5.03 x 3.51)

Double room with windows to side and rear overlooking the gardens, dressing room with two fitted wardrobes, ceiling light and doors into;

**ENSUITE**

Vanity unit with wash hand basin, panelled bath with shower over and low level WC. Part tiled walls and ceiling light.

**BATHROOM**

Enclosed shower cubicle, two wash hand basins and low level WC. Part tiled walls, tiled flooring, two windows to the rear and ceiling light.

**GROUND FLOOR****PORCH**

Leading up to the entrance hall to give access to the living accommodation.

**SERVICE HALL**

Stairs leading up to the family room, door into the office and garages. tiled flooring, ceiling light and built in storage cupboard.

**OFFICE**

With door leading onto the side, windows to the front and side, power and lighting.

**GARAGE**

Triple garage with sliding doors to the front driveway, newly fitted kitchen units to the rear of

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the garage, ceiling light and power. There are double doors into a storage cupboard and door into a further storage area housing the boiler.

#### **STORAGE AREAS**

Under the house there are two further storage rooms, with lighting, and then there is a crawl through tunnel so that the whole house can be accessed from underneath - these further rooms do not have full head height. The under ground rooms can be shown on the floorplan.

#### **GARDENS**

There is a tree line border to the front of the house giving a private setting. The garden are mainly laid to lawn with a variety of trees, fruit trees and plants. To the rear of the garden there is a tree line border with an opening to an area with stunning views over the countryside.

#### **Agent Note**

##### **TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### **SERVICES**

We are advised that mains electric and water is connected. Septic tank for drainage and oil central heating. We understand the Broadband Download Speed is: Standard 5 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

##### **COUNCIL TAX BANDING**

We understand the council tax band is H. We would recommend this is confirmed during pre-contact enquires.

##### **SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



**Local Authority:** Wrexham County Council

**Council Tax Band:** H

**EPC Rating:** G

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### **Directions:**

From our Oswestry office take the Gobowen road out of the town. At the roundabout follow the signs for Llangollen. Proceed straight over Gledrid roundabout following signs for Wrexham and Llangollen. At the next roundabout take the first left and proceed down the hill and take the second exit on the next round about. There will be a turning on the right towards Newbridge, continue past this and just after this turning the property is on the right hand side.

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.