



Bryn Deicws Gwyddelwern, Gwyddelwern, Denbighshire, LL21 9DU

£950,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

, Gwyddelwern

4 Bedrooms - House - Detached

****AN IDEAL BUSINESS OPPORTUNITY - VIEWING HIGHLY RECOMMENDED****

Situated in an idyllic location Bryn Deicws is a beautiful family home located in an elevated setting enjoying uninterrupted views across open countryside. The accommodation has undergone a complete programme of renovation in recent years to include re-roofing of the main dwelling, a new boiler in 2020, new water tanks and pumps in 2021, the kitchen and windows in 2022 and 2023. In addition there are two holiday let properties The Shippon and The Barn both having hot tubs having been renovated to luxury specification which provide a very healthy income and are routinely let and have many repeat clients who have been returning for many years due to the peaceful and homely location and accommodation.

Bryn Deicws itself is an expansive and delightful four-bedroom detached residence providing excellent family accommodation which has two reception rooms, conservatory, a beautiful kitchen, utility/shower room, family bathroom and additional shower room. The Shippon features an open-plan living, dining and kitchen space, along with a bedroom equipped with an en-suite bathroom. The Barn offers a living room, kitchen-diner and two bedrooms. Additionally, a charming summer house graces the vicinity of the main dwelling.
EPC Rating - E42, The Barn - D64, Tenure - Freehold.



Accommodation - Main Dwelling

Timber panelled double glazed door opens into

Living Room

16'1" x 14'1" (4.90 x 4.29)

Featuring exposed beams, a multi-fuel stove situated on an elevated thick slate hearth, oak flooring, a double radiator, and uPVC double-glazed windows on both front and side aspects with a staircase leading off.

Sitting Room

14'0" x 12'2" (4.27 x 3.71 (4.26 x 3.70))

With whitewashed beams and oak flooring, this space boasts a multi-fuel stove resting on a slate hearth, a double radiator, and uPVC double-glazed windows offering views from both the side and rear elevations.

From the Living Room

Rear Hallway

Featuring a radiator, coat hanging space, and a uPVC door leading to the rear.

Shower Room/W.C/Utility

7'7" x 7'3" (2.31 x 2.21 (2.30 x 2.20))

Equipped with an oil-fired central heating boiler, plumbing for a washing machine, a storage cupboard, a corner shower enclosure, wash basin, W.C., radiator, tiled floor, and a uPVC double-glazed window.

Kitchen

16'9" x 7'7" (5.11 x 2.31 (5.10 x 2.30))

Featuring a shaker style kitchen, complete with wall and base units and granite countertops. The kitchen includes soft-close drawer units, an integrated dishwasher, double fridge and freezer, a double bowl sink with drainers and a swan-neck mixer tap, as well as a spacious void for a range cooker. A generously sized uPVC window and a broad opening leading into the conservatory.

Conservatory

10'6" x 6'7" (3.20 x 2.01)

With double radiator, uPVC double glazed windows and far reaching views.

Stairs and landing

From the Living Room to large landing with a radiator.

Bedroom 1

14'9" x 10'10" (4.50 x 3.30)

With a high vaulted ceiling, double radiator and uPVC windows gracing both the front and side elevations.

Bedroom 2

11'2" maximum x 8'6" (3.40 maximum x 2.59)

With a double radiator and a uPVC double glazed window.

Bedroom 3

10'6" x 8'8" (3.20 x 2.64)

Featuring a cozy window seat, two uPVC double-glazed windows, and a double radiator.

Bedroom 4

10'6" x 8'8" (3.20 x 2.64)

With a high vaulted ceiling, radiator and uPVC double glazed window to the front elevation. Door to large walk in storage room.

Family Bathroom

7'10" x 5'11" (2.39 x 1.80)

Equipped with a claw foot bath featuring a mixer tap with a shower connection, a wash basin, W.C., tiling to half level, a radiator, and a uPVC double-glazed window.

Additional Shower Room/W.C

8'9" x 6'3" (2.67 x 1.91 (2.66 x 1.90))

Featuring a modern shower, a washbasin within a vanity unit, W.C., radiator, floor-to-ceiling tiling around the shower area, and a uPVC double-glazed window.



Summer House

With a timber veranda boasting a balustrade and breathtaking views. Double-glazed sliding doors welcome you into a sitting area, complemented by a Flavel wood-burning stove resting on a glass hearth. Laminate flooring, a vaulted ceiling, and an adjacent room, which could be converted into a W.C. if required.

The Shippon

Accommodation

A composite double glazed door with security deadlocks, which opens into

Large Open Plan Living Room with kitchen and di

25'6" x 14'2" (7.77 x 4.32 (7.76 x 4.33))

Featuring a kitchen and dining area complemented by open-tread oak stairs.

Living Area

0'0" x 0'0" (0.00 x 0.00)

Boasting a full-height vaulted ceiling, a stone floor with underfloor heating, a modern wood-burning stove resting on a circular granite hearth, wall mounting and wiring for a flat-screen TV, a full-height double-glazed window at the front elevation, and uPVC double-glazed doors opening to the rear garden, offering fantastic views.

Kitchen Area

0'0" x 0'0" (0.00 x 0.00)

With a granite worktop with drawer and base units beneath and wall units over, four ring AEG induction hob with extractor above, AEG integrated oven, integrated fridge and freezer, granite splash back. Central island with granite worktop and double bowl sink with a mixer tap, integrated washing machine, dishwasher and uPVC double glazed window providing beautiful views.

Stairs and Landing

An oak staircase ascends to the landing area featuring an oak handrail, offering a view from below.

Bedroom

14'8" x 8'10" (4.47 x 2.69)

Spacious double bedroom with a vaulted ceiling, a built-in wardrobe with oak doors, two double-glazed roof windows featuring blackout blinds, and an extra uPVC double-glazed window serving as a fire escape.

En Suite

6'11" x 4'11" (2.11 x 1.50)

With corner shower enclosure, washbasin within a vanity unit, W.C., illuminated mirror, heated towel rail, attractive tiling and a double glazed window with views to the rear.

The Barn

Accommodation.

A wide composite door with double glazed panel and security deadlocks, opens into

Reception Hall

With a turned staircase off with gallery landing, tiled floor, double radiator and coat hanging space.

Boiler Room

With Firebird oil fired central heating boiler, shelving, electric meter, electric consumer unit and tiled floor.

Living Room

14'8" x 13'5" (4.47 x 4.09 (4.46 x 4.10))

Feature corner stove on a slate hearth, double radiator, exposed pine floor and uPVC double glazed double doors opening onto the garden area with superb views across the valley.

Kitchen Diner

19'8" x 14'3" (5.99 x 4.34)

Large kitchen diner with worktops, base and drawer units below and wall units above, soft closed pan drawers, integrated fridge and freezer, integrated dishwasher, plumbing for a washing machine, void for a cooker, one and half bowl sink and drainer with mixer tap, tiled splash backs, tiled floor, room for large dining table, double radiator and two double glazed windows overlooking the courtyard.

Turned stairs from the reception hall to landin

With a radiator and double glazed Velux roof window.

Bedroom 1

14'9" x 12'1" (4.50 x 3.68)

Exposed roof timbers, radiator, exposed pine floor and uPVC double glazed window.

Bedroom 2

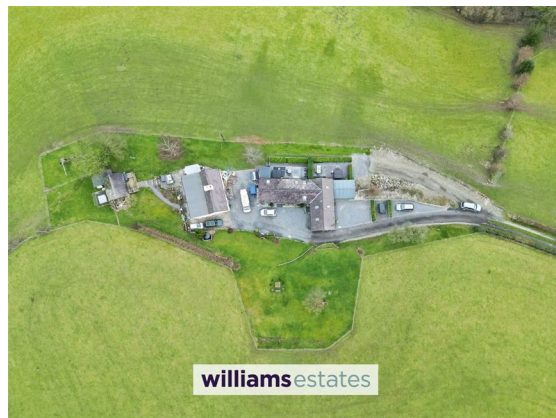
14'9" x 11'1" (4.50 x 3.38)

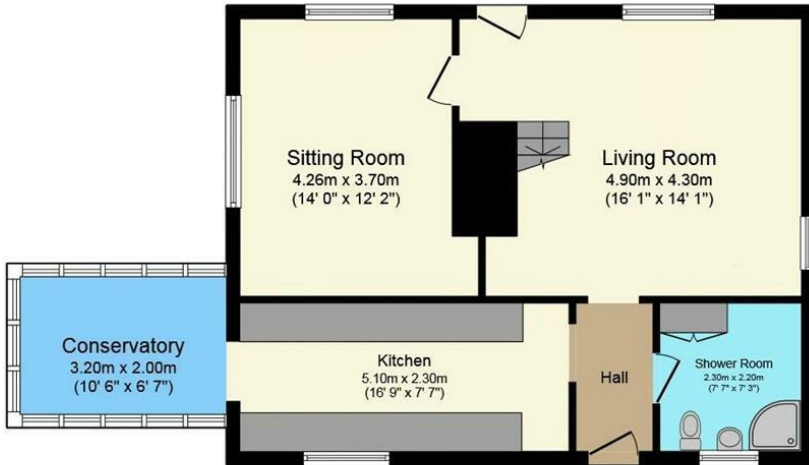
Displaying exposed roof timbers, a radiator, pine flooring, a double-glazed Velux roof window, and a uPVC double-glazed window providing scenic views across the valley.

Bathroom

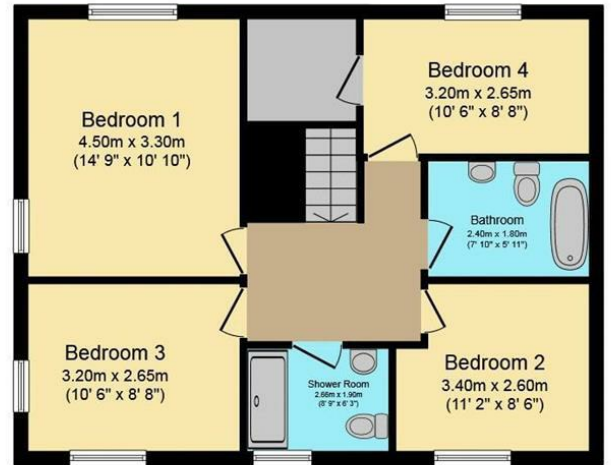
11'3" x 6'1" (3.43 x 1.85)

Equipped with a W.C., a wash basin within a vanity unit, a bath with a shower overhead, a radiator, and a double-glazed Velux roof window.





Ground Floor



First Floor

Total floor area 123.8 m² (1,333 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	98
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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