



Pen Y Foel Isaf Gwyddelwern, Denbighshire, LL21 9DU

£725,000

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EPC - F34

Council Tax Band - F

Tenure - Freehold

, Gwyddelwern

3 Bedrooms - House

An amazing opportunity to purchase a detached country house set in an elevated location to take advantage of the far reaching views and landscaped gardens, with adjoining fields of approximately four acres of land having the benefit of an adjoining barn, providing a living room, kitchen/breakfast room, bedroom and shower room ideal for holiday let accommodation which could be incorporated into the main house if required.

Pen Y Foel Isaf is approached via a 5 bar gate along a sweeping driveway providing extensive parking, giving access to a garage/studio, further undercover parking and large informal gardens.

The accommodation comprises entrance hall, cloakroom, large dining room and living room having exposed beams and log burning stove, conservatory a kitchen/breakfast room, three bedrooms to the first floor and family bathroom.

There is also a Garage/Studio which has a WC, cupboards and a water supply which would make an ideal home office etc. The gardens are a particular feature of the property being mainly laid to lawn whilst having an extensive variety of specimen trees, shrubs and plants.

Viewing is Essential to fully appreciate this delightful family home.
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The accommodation comprises:

Wooden front door leading to:

Entrance Hall

uPVC double glazed window to the side elevation, turned staircase to the first floor, laminate floor.

Cloakroom

6'9" x 2'10" (2.06 x 0.887)

Low level WC, pedestal wash hand basin, uPVC double glazed window to the front.

Living Room

18'5" x 15'6" (5.62 x 4.74)

A bright and spacious room having exposed beams, feature recessed fireplace housing original stone surround, uPVC double glazed window to the rear elevation, uPVC double glazed door leading to the rear and two heating panels.

Dining Room

18'8" x 10'4" (5.71 x 3.15)

A bright and airy dining room having two panel radiators, uPVC double glazed window to the rear overlooking the garden and having beautiful countryside views.

Conservatory

19'3" x 8'6" (5.88 x 2.60)

uPVC double glazed French doors leading to the garden having beautiful countryside views and underfloor heating.

Kitchen

16'4" x 11'8" (4.99 x 3.56)

Well fitted having a range of base and wall mounted cupboards and drawers, complimentary working surfaces, integrated fridge, freezer and dishwasher, void and plumbing for a washing machine, void for tumble dryer, oil boiler serving the central heating and domestic hot water, integrated electric hob, oven and grill, stainless steel sink and drainer with mixer tap, two double glazed windows to the front and side elevations overlooking the gardens and having fantastic far reaching views,, tiled splashbacks.

Stairs from Hall to:

Landing

Turned staircase leading to the first floor, double glazed window to the side elevation, access to the roof space.



Bedroom One

15'5" x 13'10" (4.70 x 4.23)

A bright and spacious room have a large uPVC double glazed bay window overlooking fantastic countryside views, circular picture window to the side elevation, a range of built in wardrobes having sliding doors and two panelled radiators.

Bedroom Two

15'5" x 12'3" (4.70 x 3.74)

Two circular picture windows to the side elevation overlooking the garden and views beyond, large uPVC bay window looking out to beautiful countryside views, a range of fitted wardrobes having sliding door and two panelled radiators.

Bedroom Three

16'1" x 8'10" (4.92 x 2.71)

A bright room having two uPVC double glazed windows to the front and side elevations and two panelled radiators.

Bathroom

Providing a bath tub, shower enclosure, pedestal wash basin, uPVC double glazed window and an airing cupboard.

SGUBOR WEN BARN

The accommodation provides uPVC double glazed door to:

KITCHEN/BREAKFAST ROOM

11'1" x 11'9" (3.39 x 3.59)

Well fitted having a range of base and wall mounted cupboards and drawers, stainless steel sink and driner having a mixer tap, vinyl flooring, void and plumbing for washing machine, space for cooker and fridge, tiled splash back, original beamed ceiling, original wooden doors leads to:

Living Room

15'4" x 11'11" (4.68 x 3.64)

Exposed timber beams and stone walls, uPVC double glazed window to the front elevation having fantastic views across the gardens and open countryside, Velux roof window, panel radiator, door to:

Bedroom

15'3" x 12'5" (4.66 x 3.79)

A bright and spacious room having exposed beams and stone wall, fitted wardrobes, panel radiator, uPVC double glazed window to the front elevation and bay window to the side overlooking the gardens and beyond.

Shower Room

11'10" x 3'6" (3.61 x 1.09)

Fully tiled shower enclosure, low level WC, pedestal wash hand basin., Velux roof window, extractor fan, panel radiator

Outside


The property is approached via a five bar gate having a long sweeping drive providing extensive parking and access to the under cover store area and Garage/Studio and stands within informal lawned gardens and land of approximately four acres. There are various secluded sitting areas, a huge variety of specimen trees and shrubs to include silver birch, rhododendrons, peonies and herbaceous borders. There is direct vehicular access to the adjoining land. and fantastic far reaching views to most aspects.

GARAGE/STUDIO

Low level WC, water supply, range of fitted cupboards



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.