

## The Old School Cynwyd, Corwen, LL21 0LG

**£585,000**

4 2 2 B

**EPC - B82**

**Council Tax Band - F**

**Tenure - Freehold**



# Cynwyd, Corwen

## 4 Bedrooms - House

Nestled in the charming village of Cynwyd, The Old School is a substantial semi-rural property that offers a unique blend of character features and modern living. Built around 1900, it boasts a generous 2,583 square feet of living space, making it an ideal family home.

As you enter the property, you are greeted by a sense of privacy and tranquillity. There are two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings, along with four well-proportioned bedrooms with high vaulted ceilings.

The Old School exudes a sense of charm and warmth that is hard to find in modern builds. On first entering the large reception hall, you will note the oak floorboards throughout, oak staircase and galleried landing which is a real feature of the property.

The elevated position of the property offers outstanding views of the surrounding countryside, enhancing the serene atmosphere of this semi-rural location perfectly located to enjoy peaceful country walks.

The Old School in Cynwyd is a remarkable, immaculately presented property that combines charm with spacious living accommodation, making it the perfect choice for those seeking a family



### Entrance

With double glazed front door and double glazed windows to the front and side, step up leads to

### Open Plan Reception Hall - Living Space

44'0" x 17'10" (13.43 x 5.446)

A most impressive oak staircase leads to a galleried landing. This expansive room offers several seating areas including the lounge which is currently used as a cinema room, a cosy reading area in front of the double aspect log burner set in an exposed brick feature fireplace. There are five radiators in this area with double-glazed windows to the side and rear elevations with deep sills and double-glazed double doors opening out to the side of the property, doors lead off to:

### Snug

16'10" x 15'4" (5.137 x 4.691)

Feature exposed brick fireplace with oak beam above and log burner on a slate hearth, four double-glazed windows to the front and side elevations having deep sills, two radiators.

### Kitchen

19'7" x 24'10" (5.991 x 7.573)

A large open-plan family-orientated space with a Burbridge quality oak kitchen comprising a good selection of base, drawer and wall units with granite work surfaces. Belfast sink and mixer tap, Rangemaster stove with extractor canopy, integrated dishwasher, tall standing Rangemaster fridge freezer, bespoke central island to match the kitchen cupboards and drawers with inset granite work surface and integrated knife racks, pendant lighting.

The lounge area has ample room for seating in front of the log burner set within an exposed brick fireplace.

The dining area has room for a large dining table and there are two radiators as well as three double-glazed windows to the rear elevation.

### Utility

5'9" x 6'8" (1.759 x 2.039)

Matching bespoke base unit with work surface and provision for washing machine and tumble dryer, Velux roof window and uPVC double-glazed door to the side of the property.

### Ground Floor Shower Room

8'1" x 6'6" (2.480 x 2.00)

Corner shower enclosure with electric shower, vanity unit with cupboard and drawers with counter top basin, WC, fully tiled walls, heated towel radiator, obscure double-glazed windows to the rear and side elevations.



### Workshop

20'2" x 10'6" (6.164 x 3.214)

Accessed via door leading from the kitchen, power and light, window to the rear elevation and uPVC door leading to side elevation.

### Office

18'0" x 11'9" (5.493 x 3.604)

Three double-glazed windows to the side elevation, radiator. Bespoke fitted bookcases.

### Landing

Two Velux roof windows and two roof lights, four radiators, doors lead off to three bedrooms and opening leads to second landing area.

### Master Bedroom

16'11" x 15'5" (5.161 x 4.716)

Two Velux roof windows, double-glazed window to the front elevation with far-reaching views, radiator.

### Bedroom Two

18'2" x 12'0" (5.538 x 3.668)

Two Velux roof windows, double-glazed window to the side elevation, radiator.

### Bedroom Three

11'11" x 18'2" (3.642 x 5.554)

Two Velux roof windows, double-glazed window to the side elevation, radiator.

### Second Landing

Obscure glazed window to the side elevation, walk in wardrobe with hanging rails, shelving and light, access to the loft space, radiator, doors lead to.

### Bedroom Four

19'7" x 11'10" (5.993 x 3.611)

Two Velux roof windows, double glazed window to the rear elevation, radiator.

### Bathroom

12'7" x 7'7" (3.855 x 2.329)

Corner shower enclosure with mixer shower and sliding doors, bespoke vanity unit with cupboard under and counter top sink, free-standing roll top bath with taps and shower attachment, part tiled walls, WC, heated towel radiator, Velux roof window.

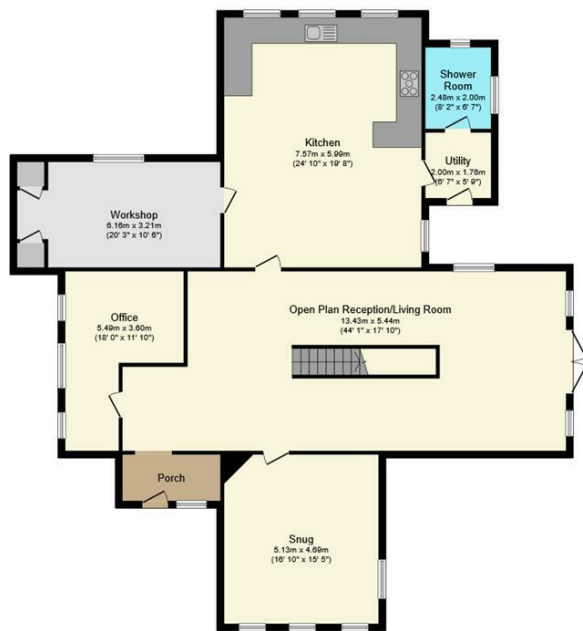
### Outside

To the front of the property, a large tarmac area provides ample parking for multiple vehicles and far-reaching views. Two sets of double gates lead to both sides of the property. A paved path and patio along with a large timber shed can be found to the side. Steps lead up to a tiered, gravelled area with brick and timber-built store and a bespoke water feature. A mix of stone walls and timber fencing to perimeter of property. Views across the village to the countryside beyond.

### Directions

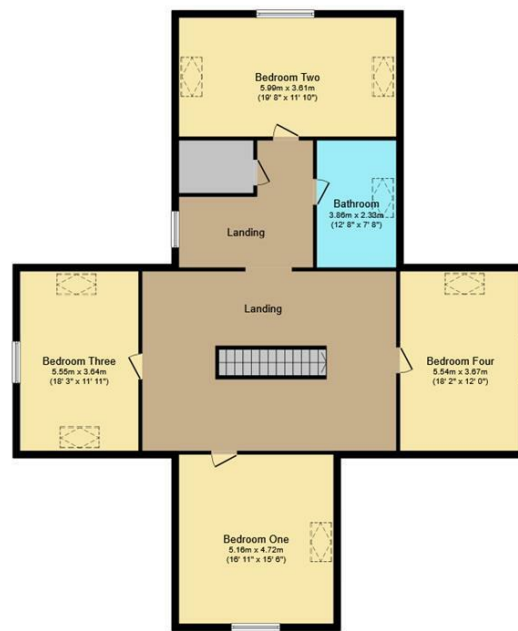






### Ground Floor

Floor area 187.8 m<sup>2</sup> (2,022 sq.ft.)



### First Floor

Floor area 157.6 m<sup>2</sup> (1,696 sq.ft.)

**TOTAL: 345.4 m<sup>2</sup> (3,718 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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