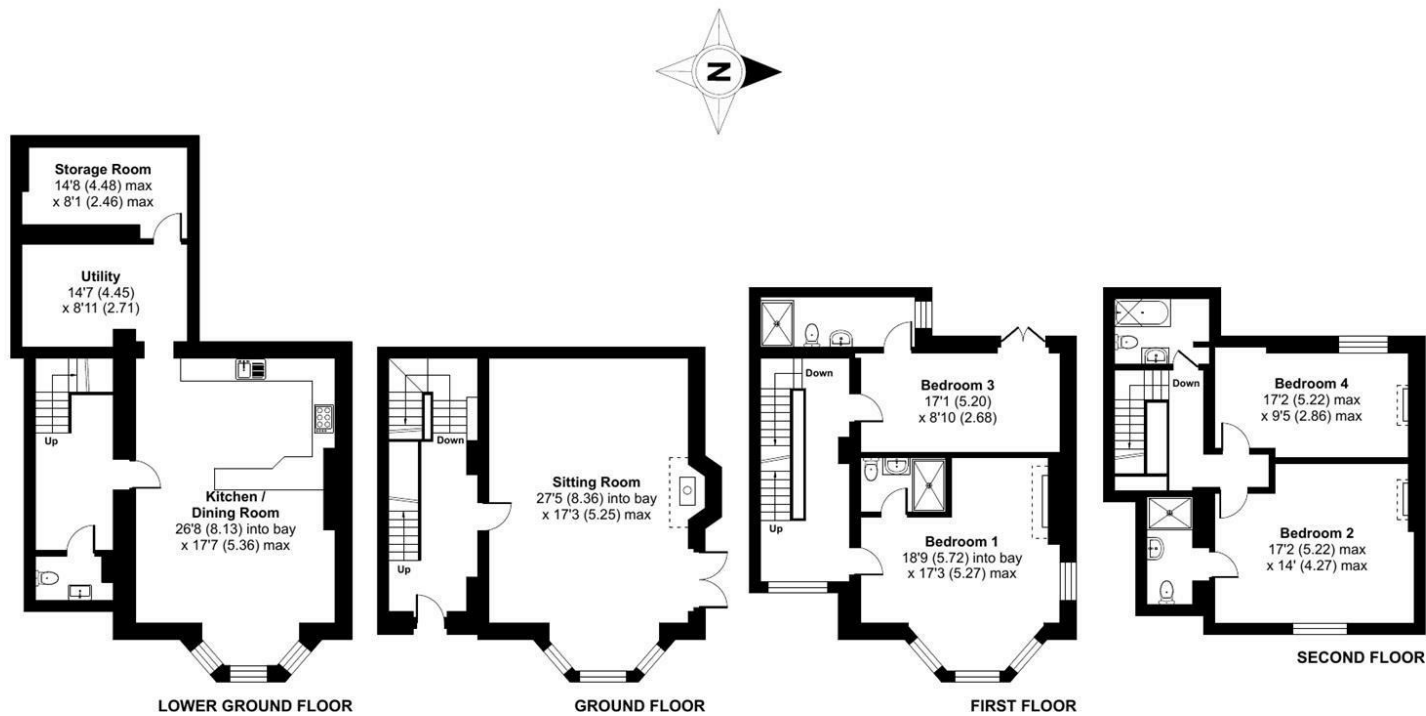


FOR SALE

1 Argoed Hall Gate Road, Froncysyllte, Llangollen, LL20 7RH



Approximate Area = 2835 sq ft / 263.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1386601



FOR SALE

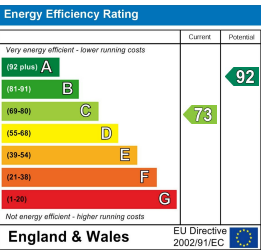
Guide Price £485,000

1 Argoed Hall Gate Road, Froncysyllte, Llangollen, LL20 7RH

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Argoed Hall is a substantial four-bedroom period residence arranged over four floors, extending to approximately 2,835 sq ft and forming part of the historic Argoed Hall. The property offers generous accommodation including a kitchen/dining room and elegant sitting room with bay windows, four bedrooms and three en-suites, providing flexible and impressive living space within a highly regarded setting.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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2 Reception Room/s



4 Bedroom/s



4 Bath/Shower Room/s



- **Grade II Listed, period residence with character features throughout**
- **Substantial accommodation extending to approximately 2,835 sq ft**
- **Spacious four-bedroom accommodation arranged over four floors**
- **Much improved and well presented**
- **Beautifully maintained shared gardens and grounds**
- **Elevated position with stunning views over the Dee Valley**

DESCRIPTION

Argoed Hall is an impressive and substantial four-bedroom period residence arranged over four floors, extending to approximately 2,835 sq ft. Forming part of the historic Argoed Hall, the property offers generously proportioned accommodation throughout, combining character features with flexible living space ideal for family occupation.

The lower ground floor provides a spacious kitchen/dining room with bay window, creating a practical and sociable space for everyday living. This level is further complemented by a useful utility room, a separate storage room and a WC.

To the ground floor is a striking sitting room with a deep bay window, offering an elegant and light-filled reception space well suited to both entertaining and relaxation.

The first floor hosts two generous en-suite bedrooms, including a particularly spacious principal bedroom with bay window, providing views across the Dee Valley. The second floor offers two additional well-proportioned bedrooms, one of which benefits from an en-suite, together with a family bathroom, providing excellent flexibility for guests, older children or home working.

Overall, the property offers substantial accommodation arranged across four floors, retaining a strong sense of character while providing versatile living space within a highly regarded and distinctive setting.

OUTSIDE

The property is approached via an impressive gated driveway leading through mature woodland to the Argoed Hall setting. The grounds are a particular feature, comprising attractively maintained communal lawns bordered by established trees and stone walls, creating a private and parkland-style environment. The elevated position affords pleasant outlooks across the surrounding grounds and towards the Dee Valley beyond, while the setting provides a sense of seclusion and grandeur rarely found. The driveway and approach further enhance the feeling of arrival, complementing the period architecture of the building and its tranquil surroundings.

DIRECTIONS

From Llangollen town centre proceed east on the A5 towards Wrexham. After approximately 1 mile turn left signposted for Froncysyllte. Continue down Gate Road and follow the road for a short distance, where the gated entrance to Argoed Hall will be found on the left-hand side. Proceed through the gates and follow the driveway to reach 1 Argoed Hall.

W3W

What3Words:///breathing.atlas.future

SITUATION

Argoed Hall is set in an elevated and highly regarded position on the edge of the sought-after village of Froncysyllte, enjoying a private and mature setting surrounded by woodland and landscaped grounds. The village is internationally recognised for the nearby Pontcysyllte Aqueduct, a UNESCO World Heritage Site, and offers a strong community together with scenic walks along the Llangollen Canal and the River Dee.

The vibrant town of Llangollen lies a short distance away and provides a good range of shops, cafés, public houses and everyday amenities. More extensive facilities are available in Wrexham, Oswestry and Chester, all of which are within comfortable travelling distance. The area is well placed for access to the wider North Wales and Shropshire countryside, making it ideal for those seeking a balance of rural surroundings and convenience.

SCHOOLING

The area is well served by a range of both primary and secondary schooling. Local primary schools are available in Froncysyllte and the surrounding villages, with further options in Llangollen. Secondary education is provided by well-regarded schools in Llangollen and Wrexham, with additional independent and further education options also accessible in the wider area, making the location suitable for families seeking a choice of educational facilities.

SERVICES

We understand that the property benefits from mains water and electricity, together with a brand new gas-fired boiler. Drainage is via a private system. There is an annual service charge of approximately £3,500, please ask agent for further details.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham County Borough Council

COUNCIL TAX

Band G.

VIEWINGS

Strictly by prior appointment through Halls Estate Agents Oswestry.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.