

# Wingetts

More than just estate agents



## The Stables & Ty Isaf, Holyhead Road, Llangollen, LL20 7PR

**Price £975,000**

A rare opportunity to acquire an individually designed four-bedroom detached bungalow together with a charming one-bedroom cottage currently operating as a successful holiday let. The Stables and Ty Isaf are set within approximately 1.5 acres of beautifully maintained gardens adjoining Llangollen Golf Club, enjoying stunning views towards Castell Dinas Bran and the surrounding Welsh hills, whilst being just a five-minute drive from Llangollen town centre. The Stables offers spacious and versatile accommodation that has been thoughtfully refurbished by the current owners and further benefits from 20 solar panels, battery storage & solar heated hot water tank. The accommodation briefly comprises an impressive entrance hall, a comfortable sitting room with mezzanine office and eaves storage, a large open-plan family kitchen/lounge with adjoining dining room, and a substantial conservatory overlooking the gardens, cloakroom/storage WC, principal bedroom enjoying delightful garden views & luxurious en-suite, a second en-suite bedroom, a contemporary family shower room, utility room, and rear porch providing access to the triple garage. Externally, the property is approached via a private gated entrance serving both properties, with ample parking extending to the rear where there is a triple garage and additional space suitable for a motorhome. The gardens are a particular feature, boasting an array of flower beds, fruit trees, a natural pond, patio seating areas, and extensive lawns, all enclosed by mature privacy hedging. Ty Isaf is a delightful one-bedroom stone cottage full of character, sympathetically modernised and benefiting from underfloor heating to the lounge, a fitted kitchen, spacious bedroom, modern shower room, and an enclosed front garden with far-reaching countryside views.



## Location

The Stables and Ty Isaf are located within the Dee Valley, an area of outstanding natural beauty that enjoys stunning views of the Valley to the front and rear and yet only a short drive/walk from the Historic riverside town of Llangollen with its excellent range of restaurants, bars boutique style shops and outdoor activity centres. The day to day amenities include both Primary and Secondary schools, Health Centre, Dentists, supermarkets and a frequent bus service that operates to the neighbouring towns.

## The Stables Accommodation

Double doors open into the entrance porch with glazed panels, tiled floor and door to:-

### Entrance Hall

An attractive light and spacious entrance hall with Internal feature window, window to front, patio doors to rear patio, radiator and steps down to:-

### Sitting Room

A relaxing and characterful room enjoying an abundance of natural light from windows to the front and side, offering delightful views across the valley. Features include exposed ceiling beams, a wood-burning stove creating a warm and inviting atmosphere, radiator, and an attractive wooden staircase leading to:

### Mezzanine

A versatile space with three windows allowing natural light, radiator and door to eaves storage,

### Open Plan Living

A large, sociable family room with a fitted kitchen comprising base, drawer, and wall units complemented by generous work surface areas incorporating a sink unit with window above. A central island provides additional storage, having pop up socket & USB. Space for a range-style cooker with a stainless steel extractor hood over and an integrated microwave. Space for American style fridge freezer and plumbing for dishwasher.

The lounge area features a wood-burning stove with an oak mantle over, a window to the side, and a radiator. Doors open through to both the conservatory and dining room.

### Dining Room

Glazed panels and a sky light allow natural light to flood the space while providing far-reaching views across the valley. A radiator ensures comfort throughout the year, and patio doors offer direct access outside.

### Covered Patio

A delightful decked patio area from which to admire the surrounding countryside with solid roof having sky light.

### Conservatory

Generous sized conservatory with solid roof having sky light and offering views of the garden, a lovely addition to the property that can be used all year round. Two contemporary vertical radiators.

### Inner Hallway

The long inner hallway has two external doors off to patio areas and two windows overlooking the rear garden, doors off to all rooms.

### Cloaks/W.C

A good sized walk in cloaks/storage room with window to rear and further door to the w.c, with w.c, wash hand basin, window to rear and side, external door to rear patio.

### Bedroom Two

Double bedroom with two windows to front, radiator and door to:-

### En-Suite

A modern shower room featuring a tiled shower enclosure with a mains-fed rainfall shower, low-level W.C., and a wash hand basin with storage below and an illuminated mirror above. Complemented by a heated towel rail and attractive decorative flooring.

### Bedroom Three

Double bedroom with window to front, radiator and sink.

## Bedroom Four

Double bedroom with window to front, sink and radiator.

## Family Shower Room

A well-appointed shower room featuring a walk-in shower enclosure with mains-fed rainfall shower, wash hand basin with storage below, and low-level W.C. A window to the front elevation provides natural light, while a radiator, heated towel rail, and attractive tiled flooring complete the space.

## Master Bedroom Suite

An impressive-sized principal bedroom featuring a large picture window overlooking the rear garden with far-reaching views across the open countryside beyond. Three further windows and patio doors opening onto a side terrace, radiator and door leading to:-

## En-Suite 10'5" x 11'2" (3.18 x 3.41)

A luxurious four-piece en-suite comprising a freestanding bath, separate rainfall shower enclosure, low-level W.C., and wash hand basin. Complemented by a window to the side elevation, part-tiled walls, heated towel rail, illuminated mirror and attractive flooring.

## Utility

Wash hand basin, plumbing for washing machine, useful storage cupboard, cupboard housing the hot water tank, cupboard housing the Worcester combination boiler, tiled floor, window to side and door to:-

## Rear Porch

With doors to both front and rear gardens and door to:-

## Triple Garage

Three electric shutter doors, three windows, power, sink unit, solar panel battery storage and solar inverter, water filtration system and boarded roof space for additional storage.

## Outside

A sweeping driveway from the main road leads down to the gated entrance serving both The Stables and Ty Isaf, offering ample parking to the front. A pathway to the side leads to the entrance porch, while the driveway continues alongside the property to the rear, providing further parking adjacent to the garages and space for a motorhome. The property enjoys a sunny aspect with extensive gardens featuring a natural pond and waterfall, and a generous lawn bordered by a variety of fruit and nut trees including apple, pear, greengage, damson, cherry, and hazelnut. Private patio from master suite with 16A supply for hot tub & electric sun canopy. There are seating areas with established rose bushes, multiple patio spaces, and a private access gate onto Llangollen Golf Course. Useful sheds and greenhouses are also included, all set within fully enclosed grounds, ideal for a safe and private family environment.

## Ty Isaf

The delightful stone cottage has been renovated to provide a comfortable modern space whilst retaining its character. Underfloor heating and beamed ceiling to lounge, fitted kitchen with useful store off. The first floor is approached via stairs from the lounge to the spacious and light bedroom with modern en-suite shower room. Externally Ty Isaf has an enclosed garden offering far reaching views. Currently a successful holiday let achieving circa £30,000 gross per year. Come fully furnished and includes the hot tub.

## NOTE

The Stables and Ty Isaf have individual gas central heating boilers and their own electric supply.

Private water supply from natural mountain spring - water filtration system in place

UV and Jumbo filter in garage - serviced every 6 months, tested every 2 years by DCC last passed March 26.

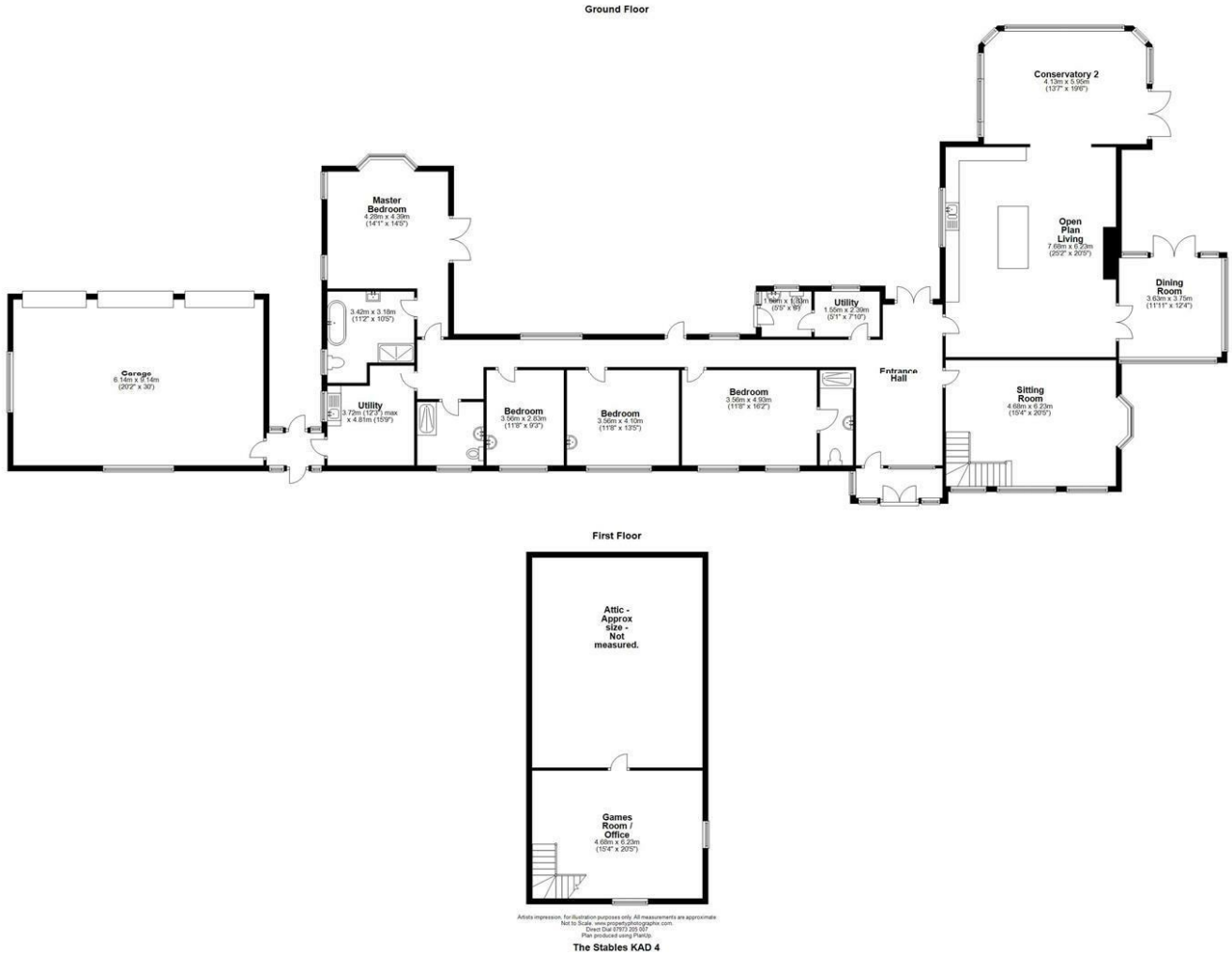
Septic Tank drainage - emptied yearly

20 Solar panels owned outright

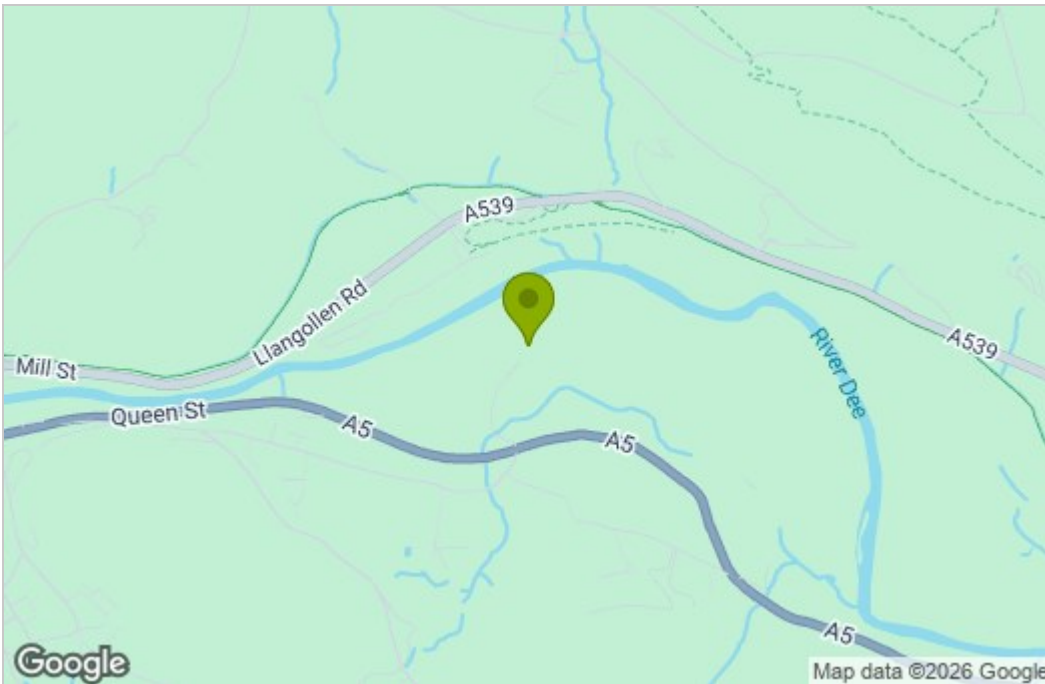
VIEWING BY APPOINTMENT ONLY - PRIVATE LANE - DRIVE-BY NOT PERMITTED



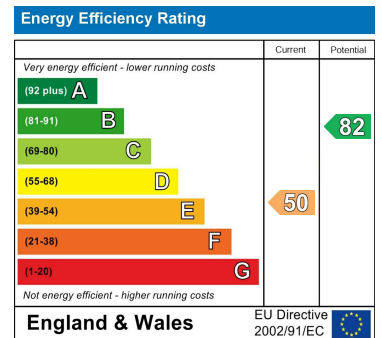
# Floor Plan



# Area Map



# Energy Efficiency Graph



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