











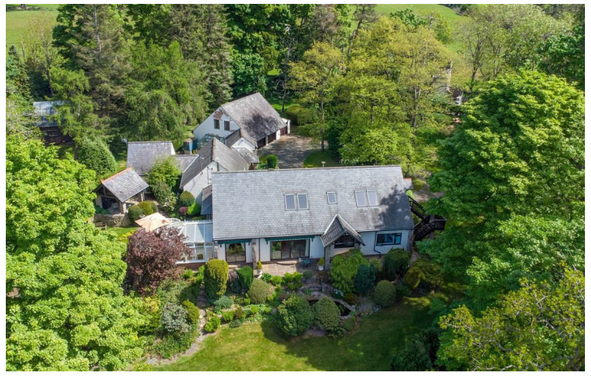






Dinbren Road, Llangollen, LL20 8ED

Price £750,000





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Wingetts



Description

Cil y Gwynt provides a rare opportunity to acquire a substantial family residence in an accessible position and enjoying truly magnificent views. Incorporating a variety of luxurious features the house also provides further development potential in the form of a loft area above the main house presently accessed by an external stair which is suitable for additional bedroom accommodation or other uses. The accommodation briefly comprises large lounge with views over the landscaped garden, conservatory, kitchen/breakfast room, dining room, play room/snug, master bedroom with luxury en suite with sauna, dressing area and walk in wardrobe. Further three bedrooms, shower room and bathroom. Externally private gates open into the sweeping drive leading to entrance and the three car garage block with workshop and self contained annexe above. Extensive wrap around grounds, additional outbuildings/store.

Location

Located just one mile from the historic market town of Llangollen, the property offers convenient access to local facilities while enjoying the privacy of a rural location. Being only 10 minutes from the A483 trunk road Cil y Gwynt has excellent communication links to Wrexham, Chester, Oswestry, Shrewsbury and beyond.
In addition to the respected local secondary school, Dinas Bran, there are a number of other excellent schools in the area.
Llangollen is a pleasant country town with all essential shopping and amenities as well as other features such as the canal, a steam railway and many annual activities, the highlight of which is the International Eisteddfod.



Accommodation

A slate tiled and columned open porch gives access to the Foyer with vaulted ceiling and marble floor. A glazed door with sidelights opens into the Entrance Hall and leads to the music/play room.

Lounge

Spacious family room with sliding patio doors opening into the garden, offering south westerly views over the lawn and Dee Valley to Berwyn, Vivod and beyond.

Dining Room

With decorative wall panels and corniced ceiling to match, window to side, Fold back glazed doors flow into the:-

Conservatory

Double glazed octagonal conservatory with marble panelled floor and underfloor electric background heating. The conservatory enjoys delightful rural views to the west.

Kitchen/Breakfast Room

Fitted with a range of base and wall units units and a comprehensive range of Bosch integrated appliances complimented by Verde Raddichio polished granite worktops. Adjoining the kitchen is the breakfast area with large bay window overlooking a terrace and gazebo beyond. A utility cupboard off the kitchen area contains plumbing for a washing machine and tumble dryer while a second cupboard houses the electric units.

Master Bedroom Suite

A short side hall provides access onto the western terrace and to the luxurious Master Bedroom Suite. A small lobby leads to the Bedroom with dentil cornice ceiling. Double French doors open onto a small private terrace. A columned opening gives access to the Dressing Room, built in dressing table with Hollywood style lighting and a large double door shoe cupboard. Off the dressing room is the Walk In Wardrobe with fitted clothes rails, shelves and drawers and a hit-and-miss stair leading to the upper level similarly fitted with hanging space and shelving.

En-Suite Bathroom

The exquisitely appointed Master Bathroom features Villeroy and Bosch suite, Jacuzzi double bath set in marble and columned surround. A marble vanity with twin wash hand basin, bidet, toilet under a panelled ceiling vault complete the space. Two columns open to a smoked glass shower enclosure and the Finlandia western red cedar Sauna.

Main Hall

Off the main entrance hall are the three double bedrooms, all of which include fitted wardrobes, shower room and the family bathroom.

Annexe

The annexe is accessed via an external door and stair leading to the first floor living room. Off the living room are a kitchenette, shower room and bedroom.

Garage Block

The three car garage block includes a toilet for tradesmen, a storage/freezer room, wine cellar and workshop. All garages have timber up and over sectional garage doors with motorised openers and individual radio operated remote controls.

Outside

The property is accessed via electric gates set between stone pillars and adjoining a Gate House Folly. A tarmac driveway with teardrop turnaround leads to the house and garages. Cil y Gwynt has most attractive landscaped grounds which have been beautifully maintained. On three sides the garden is laid to lawn and includes a diverse variety of shrubs and trees. A delightful rockery with waterfall and fish pond sits below the house and above the main lawn. Thoughtfully planned paved terraces surround the house providing pleasant sitting and spaces for entertaining at any time of day. To the rear is a backdrop of mature trees providing a delightful setting. There are dramatic views over the surrounding countryside on all sides. A large bespoke timber outbuilding contains three separate storage sheds. The Summerhouse is used for storing outdoor furniture, slate roofed Gazebo. A metal farm gate provides occasional access onto a public bridleway at the rear of the property.

Outbuildings

Externally the timber Outbuildings which feature concrete floors, mains lighting and power separate security alarm systems provide a further 600 square feet of storage space for household and garden implements etc.

Loft Space

An external staircase (requires replacement) gives access to a large loft space above the main residence which is suitable for further development as additional bedroom and bathroom accommodation. Other possible uses include an office, games/snooker room and/or media rooms.

Services

Mains electric and water, oil central heating, septic tank drainage.



