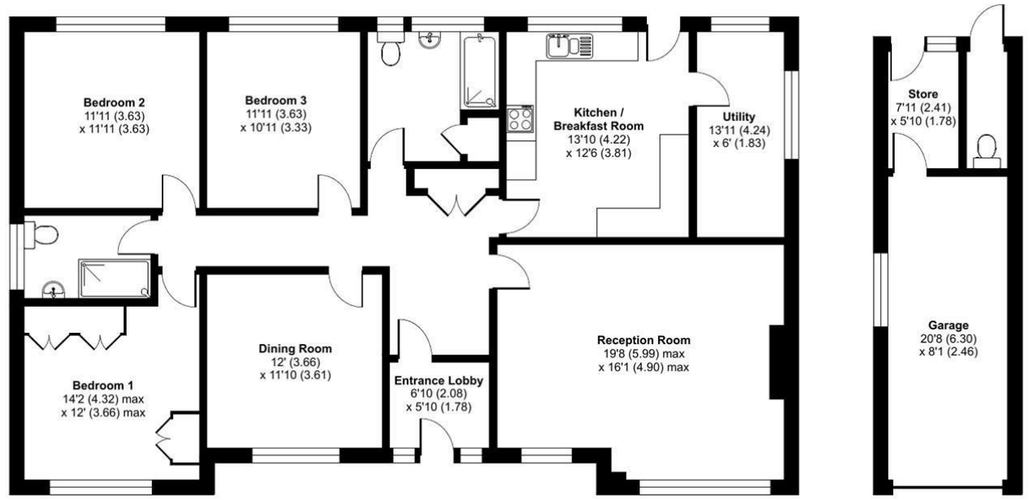
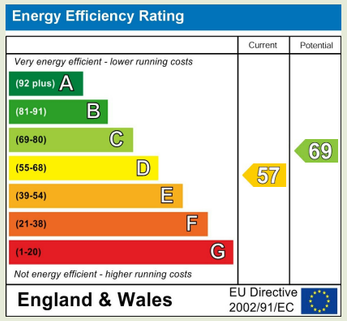
Approximate Area = 1524 sq ft / 141.6 sq m
Outbuilding = 238 sq ft / 22.1 sq m
Total = 1762 sq ft / 163.7 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1344249



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

CALVENE

| LLANGOLLEN | LL20 8BY

Calvene is a spacious four-bedroom detached bungalow set within large landscaped gardens enjoying breathtaking views over the Dee Valley. Recently upgraded with a new kitchen, bathroom, wiring, flooring and boiler, the property offers versatile living, loft conversion potential and superb outdoor space with orchard, vegetable gardens and ample parking, just five minutes from Llangollen.

Asking Price £495,000

1 4 2 D

- **Spacious lounge with valley views**
- **Newly fitted kitchen and bathroom**
- **Large landscaped gardens with orchard & vegetable plots**
- **Garage and ample parking**
- **Stunning countryside setting, 5 minutes from Llangollen**
- **Full rewire and new boiler**

DESCRIPTION

Halls are delighted to present Calvene, a spacious four-bedroom detached bungalow set within generous landscaped gardens and enjoying spectacular views over the Dee Valley.

The property has been extensively updated in recent years, including a full rewire (2023), new Worcester boiler (2020), newly fitted kitchen and bathroom, replacement flooring and carpets throughout, creating a modern and comfortable home.

The accommodation briefly comprises: entrance porch and welcoming hall, a large family lounge with picture windows framing views of the valley, a stylish kitchen/breakfast room with utility, four double bedrooms, a modern family bathroom and additional shower room.

Externally, Calvene is set in a substantial plot with front, side and rear gardens. The rear enjoys a sunny aspect and incorporates a large vegetable garden, orchard, and a variety of fruit trees, nuts and vegetables – perfect for those seeking a self-sufficient lifestyle. There are three greenhouses, a garage with power, and ample driveway parking.

The loft space offers excellent potential (subject to the necessary consents) to be converted into an additional bedroom or master suite.

Located in the picturesque village of Llantysilio, just a five-minute drive from the vibrant riverside town of Llangollen, the property combines rural tranquillity with convenient access to a wide range of local amenities, schools, shops and restaurants.

PROPERTY

Calvene is a generously proportioned four-bedroom detached bungalow, thoughtfully updated to create a modern yet versatile home, with scope for further enhancement. The property has benefitted from a full rewire in 2023, new Worcester boiler in 2020, a newly fitted kitchen and family bathroom, additional shower room, and replacement flooring and carpets throughout.

The accommodation is arranged around a welcoming entrance hall, leading to a spacious family lounge which enjoys picture windows overlooking the valley and a central fireplace. The newly fitted kitchen/breakfast room offers a bright and practical space, well-equipped with a range of units, integrated appliances and ample dining space, whilst a useful utility provides further storage and appliance space.

There are four double bedrooms, two positioned to the front enjoying delightful outlooks, and two to the rear with views across the gardens. A modern family bathroom and a separate shower room serve the bedrooms, offering convenience for family living. The loft space, accessible via hatch and ladder, provides excellent potential (subject to the necessary consents) for conversion into an additional bedroom or master suite, taking further advantage of the spectacular views.

OUTSIDE

Calvene occupies a substantial and beautifully landscaped plot, designed for both enjoyment and productivity. To the front, a private driveway provides ample parking and leads to the attached garage, which benefits from power, lighting, and an up-and-over door with rear access.

The gardens are a true feature of this property. To the rear lies a generous, sunny aspect garden predominantly laid to lawn, framed by established planting and mature borders. Beyond this is a large and productive vegetable patch, complemented by three greenhouses. An extensive orchard offers an abundance of fruit and nut varieties, creating a wonderful opportunity for self-sufficient living.

The gardens extend to the side and front of the property, offering further lawned areas and attractive planting. With far-reaching views across the Dee Valley from all aspects, the outside space at Calvene is perfectly suited for those who enjoy gardening, outdoor entertaining, or simply appreciating the surrounding natural beauty.

W3W

///mouse.safari.roadblock

SITUATION

Calvene is delightfully positioned in the small village of Llantysilio, surrounded by unspoilt countryside and commanding panoramic views over the Dee Valley. The setting combines peace and privacy with excellent accessibility, being only a five-minute drive from the popular riverside town of Llangollen.

Llangollen is renowned for its vibrant community, rich cultural heritage and beautiful surroundings. The town offers an excellent range of day-to-day amenities including independent shops, cafés, restaurants, pubs, and both primary and secondary schooling. It is also home to the famous International Musical Eisteddfod, drawing visitors from across the globe each year.

The surrounding area is particularly popular with walkers, cyclists and outdoor enthusiasts, with scenic trails along the Llangollen Canal, the Horseshoe Pass and access to the Berwyn Mountains all close at hand. Good road links via the A5 and A483 provide convenient commuting to Wrexham, Chester, Oswestry and beyond, while still enjoying the charm and tranquillity of this picturesque setting.

SCHOOLING

Schooling in the area is well catered for, with Llangollen Primary School nearby and Ysgol Dinas Brân providing secondary education. Families also benefit from a choice of renowned independent schools within easy reach, including Moreton Hall, Oswestry School, and Ellesmere College, all within a 30–40 minute drive.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating is installed. None of these services have been tested by Halls.

TENURE

The property is Freehold and offered for sale by private treaty, with vacant possession available upon completion.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Denbighshire County Council.

COUNCIL TAX

Council tax band G.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

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.