TAN Y GRAIG | PANDY

| LLANGOLLEN | LL20 7PD







A beautifully situated two-bedroom detached country cottage occupying a secluded position above the River Teirw, with characterful accommodation, terraced gardens, woodland surroundings, detached timber workshop/outbuilding and far-reaching views across the Ceiriog Valley.

Offers in the region of £375,000





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- Highly individual detached two-bedroom country cottage
- Character accommodation of approximately 1,212 sq ft / 112.6 sq m
- Understood to include elements dating back to the 16th century
- Secluded wooded setting above the River Teirw
- Reception room, dining room, kitchen, bathroom and useful storage
- Exposed beams, quarry tiled floors, stone walls and period detailing
- Detached timber workshop/outbuilding and additional stone store
- Terraced gardens, woodland paths and attractive valley views
- EPC rating E39, with potential to improve to B88

DESCRIPTION

A rare and historic two-bedroom detached country cottage in a secluded wooded position above the River Teirw, with character accommodation, gardens, terraced outdoor spaces, detached timber workshop/outbuilding and far-reaching valley views.

Tan Y Graig occupies a wonderfully secluded position on the fringes of Pandy, near Glyn Ceiriog, within the Ceiriog Valley and close to the River Teirw. The setting is one of the property's defining features, with mature woodland, terraced gardens, valley outlooks and the river below creating a peaceful and highly individual rural environment.

The cottage has considerable historic character and is understood to have formed part of the former Chirk Castle Estate. Tan Y Graig has been referred to as the former River Bailiff's cottage, with parts of the building believed to date back to the 16th century.

Internally and externally, the property offers the type of character rarely found in more conventional homes. Thick stone walls, exposed timbers, cottage doors, quarry tiled floors, an inglenook-style fireplace and attractive period detailing all contribute to its charm. The accommodation is compact but characterful, extending to approximately 1,212 sq ft / 112.6 sq m according to the floor plan.

The property is likely to appeal to those seeking a private rural retreat, a characterful full-time home, a weekend cottage or a lifestyle property with gardens, woodland surroundings and useful ancillary space.

ACCOMMODATION

The accommodation is arranged over two floors and provides a series of charming, individual rooms which retain the feel and texture of the original cottage.

The ground floor is approached via an entrance porch leading into the main body of the cottage. The reception room is an especially atmospheric space, with exposed ceiling beams, quarry tiled flooring and a traditional fireplace/stove feature, creating a warm and inviting principal living area.

The dining room sits centrally within the cottage and continues the period theme, with exposed timbers, tiled flooring and access through to the kitchen. The kitchen is fitted in a traditional style, with a range cooker, fitted units, tiled flooring, space for appliances and a stable-style door to the outside.

A useful storage room provides valuable ancillary space, suitable for general household storage, boot room use or other practical requirements, subject to individual needs.

On the first floor there are two bedrooms and a bathroom. Bedroom one is a generous double room with character detailing and views towards the wooded surroundings. Bedroom two provides flexible accommodation and may suit use as a guest bedroom, study or hobby room. The bathroom includes a bath with shower over, wash hand basin and WC.
The current EPC records the property as having an energy rating of E39, with potential to improve to B88.

SITUATION

Tan-Y-Craig enjoys an idyllically rural setting within the hamlet of Pandy, with the rugged majesty of the Welsh hills encompassing the property and falling away to the south towards the Ceiriog Valley, of which the property commands excellent views; whilst nestling in such an unspoilt position, Tan-Y-Foel retains a convenient proximity to the thriving village of Glyn Ceiriog, positioned around a mile to the southeast and providing a respectable range of day-to-day amenities, including School, Convenience Store, Public House, and Pharmacy; with the town of Llangollen lying approximately 5 miles to the north and affording access to a more comprehensive range of facilities. The county centre of Wrexham is reachable by car in around 30 minutes and offers an array of attractions, including cultural and artistic points of interest.

SCHOOLING

Local schooling is available within the surrounding area, with primary provision in Glyn Ceiriog and further state and independent options in the wider area including Llangollen, Chirk, Oswestry and Wrexham.



GARDENS, GROUNDS AND OUTBUILDINGS

Tan Y Graig is set within a highly attractive wooded environment, with terraced gardens and external seating areas positioned to enjoy the outlook across the valley. The outside space includes paved terraces, pathways, informal garden areas, mature planting, established trees and areas of woodland-style ground.
The gardens are arranged over changing levels, consistent with the valley setting, and provide a wonderful sense of privacy and separation from nearby properties. The elevated position allows for attractive views across the surrounding trees and hillsides.

A detached timber workshop/outbuilding sits within the grounds and provides useful storage, workshop or hobby space. There is also a small stone store/outbuilding within the grounds.
The River Teirw runs close by, adding further character to the setting. Previous marketing information referred to additional woodland and fishing rights; however, the precise title extent, any additional land and any rights associated with the river should be verified by the purchaser's solicitor before reliance is placed upon them.

The immediate measured curtilage shown on available mapping extends to approximately 0.305 acres. Historic particulars referred to the property as extending to just over one acre, and the vendor has referred to additional land interests. The exact acreage, boundaries and any additional land or rights are therefore subject to legal verification.

DIRECTIONS

From Chirk, proceed along the B4500 towards Glyn Ceiriog, continuing through the villages of Pontfadog and Dolywern. On entering Glyn Ceiriog, take the road signposted towards Llanarmon Dyffryn Ceiriog. The hamlet of Pandy will be found on this road after approximately two miles. Continue ahead and take the right-hand turning immediately before the River Teirw. Follow this lane ahead and Tan Y Graig will be found as the last property on the right-hand side.

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SERVICES

We understand that the property has mains electricity and water connected. Heating is provided by an oil-fired boiler and radiators, with additional character heating features within the cottage. Drainage arrangements should be confirmed by the vendor's solicitor.
No services, systems or appliances have been tested by the selling agents.

POSESSION AND TENURE

The property will be sold as freehold with vacant possession upon completion.

COUNCIL TAX

Council Tax Band: E



LOCAL AUTHRORITY

Wrexham County Borough Council.

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.

VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

TENURE & POSSESSION

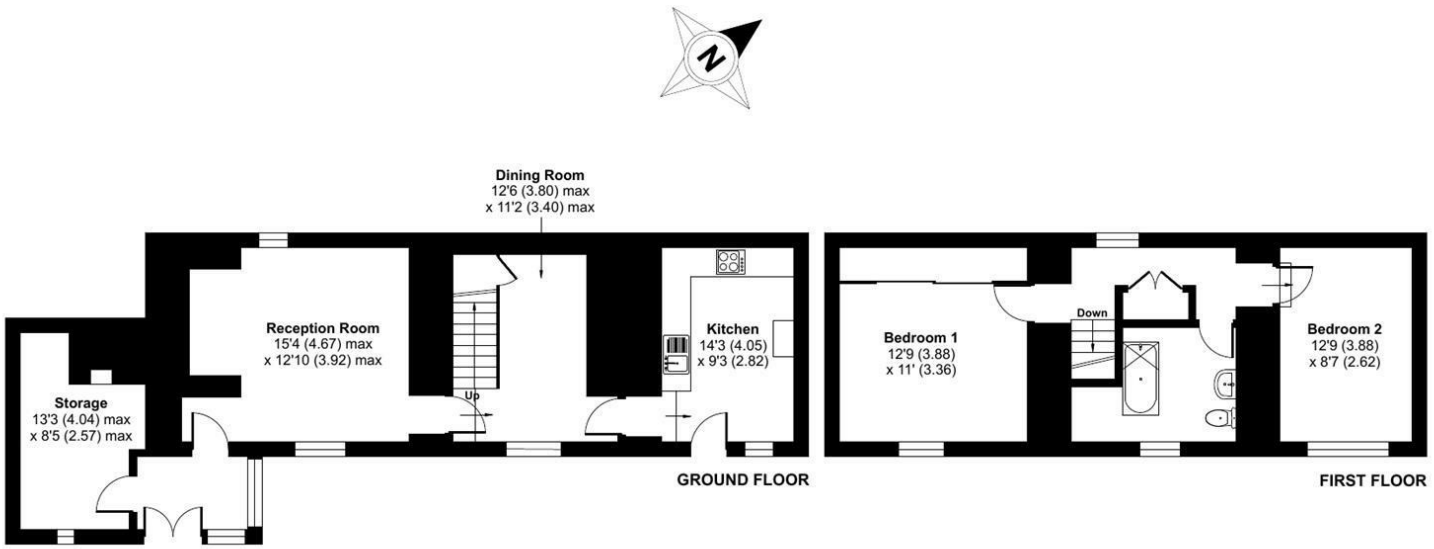
We understand that the property is of freehold tenure. Vacant possession will be given on completion of the purchase, unless otherwise agreed.

BOUNDARIES, ROADS & FENCES

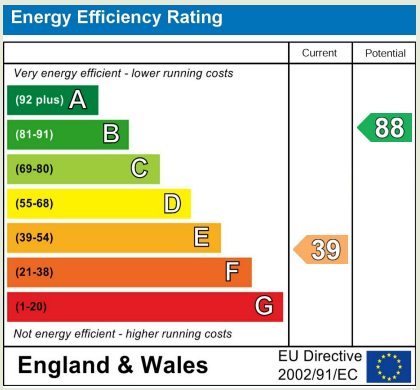
The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agents will be responsible for defining ownership of boundary fences, walls or hedges.
The precise extent of the land, any additional woodland, any strip of land towards Pandy, and any rights associated with the River Teirw or fishing rights should be verified by the purchaser's solicitor.

Approximate Area = 1212 sq ft / 112.6 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). ©nichecom 2026. Produced for Halls. REF: 1492422



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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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