



Glasfryn

Pen Y Graig, Froncysyllte, Llangollen, LL20 7RT

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Offers in excess of £500,000

Set amongst rolling hills with panoramic views from almost every window, Glasfryn comprises a three bedroom detached residential property with single carport, greenhouse and stable block adjoining the house and grazing land with arena adjacent. In addition, there is a former quarry utilised for amenity purposes.

With excellent hacking routes both on roads and via bridlepath links and a large arena with mirrors on site, there is ample opportunity for recreational or competition riders alike at this stunning equestrian property.

LOCATION

Located in Pen Y Graig a residential area and former limestone quarry on the fringe of Llangollen, Denbighshire offering a residential property with stunning panoramic views and excellent equestrian facilities.

Set on the hillside the roads climb up from the local town offering a peaceful haven, yet still accessible for amenities.

Wrexham – 10.4 miles

Oswestry – 9.8 miles





RESIDENTIAL ACCOMMODATION

A three-bedroom residential property with kitchen, lounge/diner, downstairs bathroom, utility room, office, family bathroom and bedrooms comprising of two doubles and a large single. Gardens wrapping around the property and ample parking on hardstanding adjoining the garden or in the carport.

KITCHEN

Open kitchen linking rooms and offering access to the front of the property. The kitchen has built in units, large oil fired range cooker and large windows to

ensure a bright airy feel all year round and linking to the conservatory.

LOUNGE/DINER

A good sized room with two view framing windows overlooking Llangollen. With full size dining table to one side and lounge seating and log burner to the other which can also power the hot water.

UTILITY

Located off the hallway offering space for washer, dryer, coats and boots. Perfect for family life and muddy paws.



OFFICE

Off the utility and currently used as an office, this room could be re-purposed to suit your family needs.

DOWNSTAIRS BATHROOM

Downstairs bathroom comprising toilet, sink and shower.

UPSTAIRS

BEDROOM 1

Large double with stunning views to two sides and built in wardrobes. Access into a large eaves storage space utilised as a loft.

BEDROOM 2

Double room with large window and space for wardrobes.

BEDROOM 3

Large single room with views over the garden.

FAMILY BATHROOM

Recently modernised family bathroom with shower bath, w.c., hand wash basin and storage.



OUTSIDE

A good-sized single carport, log store and general storage for garden equipment. There is also a chicken coop and vegetable patch.

GARDEN

Paving and stone garden to the front and paved steps leading to a grass garden to the rear offering stunning views across the surrounding landscape. Adjoining the garden there is ample hardstanding and parking for cars, bikes, horseboxes for all year round access. The hardstanding leads across to the stables which are further detailed below.

STABLES

Timber L shaped stable block with three stables suitable for horses, tack/feed room with built in storage, hay and feed storage area and a wash bay.

There is mains water and electricity supply to the stables.

The stables have been well maintained with general upkeep of roof and structure ensuring that the purchaser can move straight on site with their horses.

LAND

Just a short walk to the adjacent land offering 3.43 acres of grassland and a riding arena measuring approximately 40 metres by 20 metres with mirrors.

In addition, there is a further 3.96 acres of former quarry ground currently used for grazing and amenity purposes.





SERVICES

Mains water, mains electricity, septic tank drainage and oil heating/cooker.

COUNCIL TAX

E

EPC

F

DIRECTIONS

What3words

///irrigated.storybook.useful



AML REGULATIONS

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.

VIEWINGS

Please contact Rostons on 01829 773000.
All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

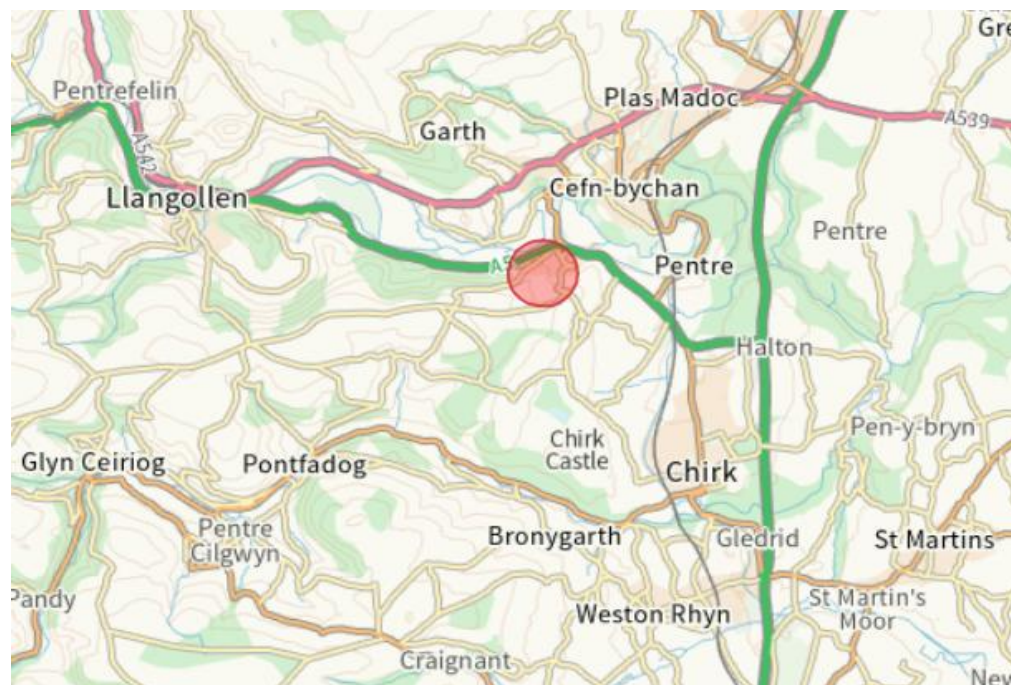
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

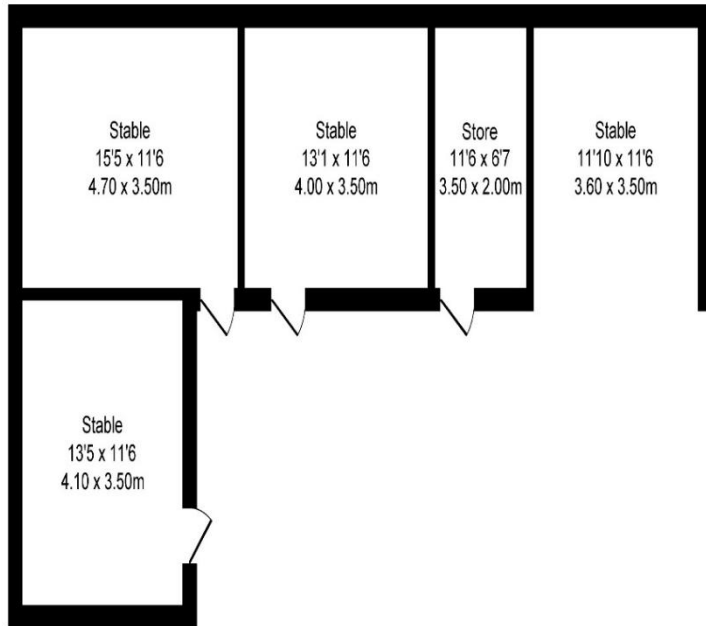
Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



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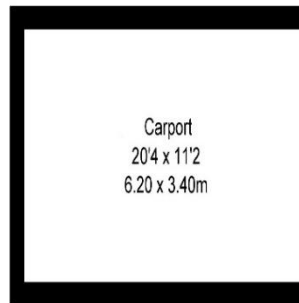
Total Approx. Floor Area 2334 Sq.ft. (216.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



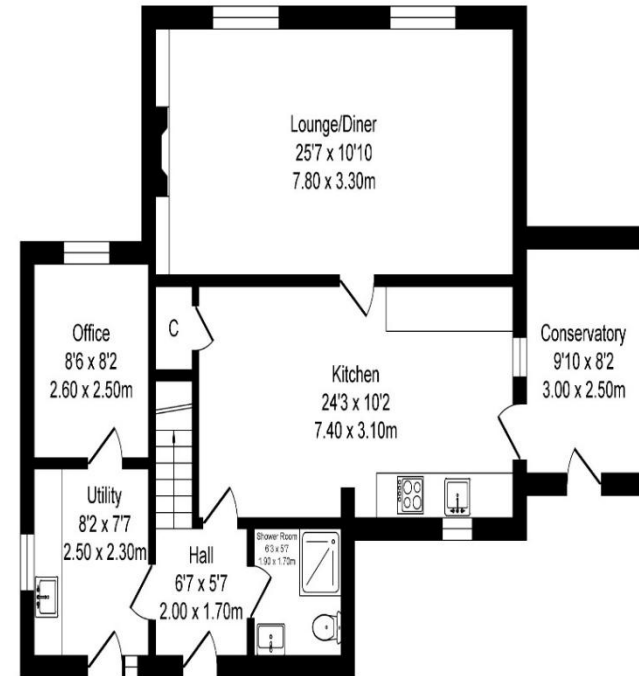
Outbuilding

Approx. Floor
Area 716 Sq.Ft
(66.5 Sq.M.)



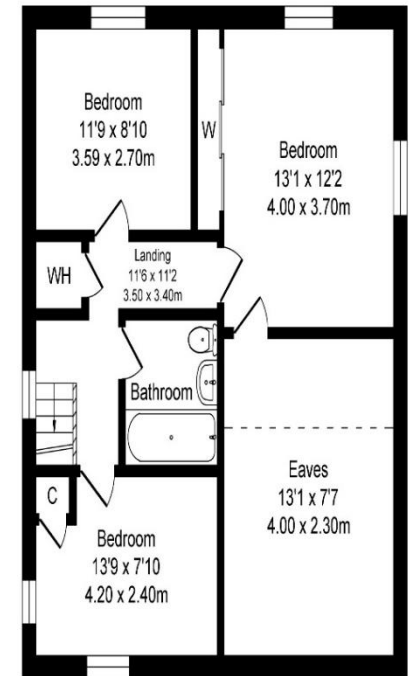
Garage

Approx. Floor
Area 226 Sq.Ft
(21.0 Sq.M.)



Ground Floor

Approx. Floor
Area 870 Sq.Ft
(80.8 Sq.M.)



First Floor

Approx. Floor
Area 522 Sq.Ft
(48.5 Sq.M.)