



**Ddol Isa, Llanarmon Road, Glyn Ceriog**  
Llangollen

Offers in the Region of  
**£599,999**



**Bedrooms: 3 Bathrooms: 3 Receptions: 3**

**Ddol Isa** is a truly special detached country residence, beautifully positioned within approximately 2 acres along the banks of the River Ceiriog, enjoying breathtaking valley views, exceptional privacy and an idyllic rural setting.

Set in the heart of the **stunning Ceiriog Valley**, this beautifully presented home offers the rare combination of riverside living, generous grounds, flexible accommodation and a wonderfully peaceful lifestyle. Thoughtfully improved by the current owners, Ddol Isa has been designed to embrace its remarkable setting, with bright, sociable living spaces, direct access to the riverside terrace and gardens that have been carefully created for both relaxation and productivity.

At the heart of the home is an **impressive open plan kitchen, dining and living space**, perfectly suited to modern country living. Filled with natural light and opening directly onto the terrace overlooking the river, this is a wonderful space for family life, entertaining and enjoying the changing seasons. **A separate living room** with log burning stove provides a cosy retreat, while the **utility room and ground floor wet room** add everyday practicality.

The ground floor also includes a **versatile study**, ideal as a home office, snug or hobby room. With the wet room close by, this space could also lend itself beautifully to use as an occasional fourth bedroom or guest room, offering excellent flexibility for visiting family or multi-generational living.

To the first floor, there are **three well-proportioned double bedrooms**, each enjoying attractive outlooks over the gardens, surrounding countryside and valley landscape. A **family bathroom** serves the first floor, while useful eaves storage further enhances the practicality of the accommodation.

A **generous riverside patio** leads directly from the main living space, providing a superb area for outdoor dining, entertaining or simply sitting quietly and listening to the river below. Beyond this, the grounds have been thoughtfully planned and lovingly established, with substantial vegetable, fruit and flower growing areas, numerous raised beds, a large fruit cage, well-equipped polytunnel, orchard and wildlife pond.

Mature trees, shrubs and established planting create a wonderful sense of privacy and seclusion, while the wider grounds offer space for recreation, gardening, wildlife watching and a more self-sufficient lifestyle. For those who dream of growing their own produce, spending more time outdoors or simply enjoying space to breathe, this is a genuinely inspiring setting.

A particularly charming feature is the bespoke riverside fire pit and seating area, created into the elevated bank above the river with log seating. It provides a magical place to gather, unwind and enjoy the setting throughout the seasons.





There is also excellent additional storage and working space within the grounds, including a workshop, potting shed and further outbuildings, making the property as practical as it is beautiful. Ddol Isa is situated within the highly scenic Ceiriog Valley, close to the village of Glyn Ceiriog and surrounded by rolling countryside, riverside walks and spectacular rural scenery.

In summary, Ddol Isa is more than a home; it is a lifestyle. With its riverside position, approximately 2 acres of beautifully planned grounds, flexible accommodation, outbuildings and unforgettable valley views, this is a rare opportunity to acquire a peaceful country residence in a truly enchanting setting.

What3Words ///tram.gala.debi

Tenure - We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services - We have been informed by the seller that the property benefits from mains water, a private treatment plant drainage system and oil-fired central heating. We have not tested any services; therefore, no warranty can be given or implied as to their working order.

Council Tax - The council tax band for the property is 'G' and the local authority is Denbighshire.

Particulars - These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Viewings - By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business - Monday - Friday 9.00am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.





## Woodhead Sales & Lettings

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