



Derwen Hall
Garth Road | Llangollen | LL20 7UR

DERWEN HALL

A stunning former Georgian gentleman's residence, dating back to the mid 1800's, which has been tastefully and sympathetically renovated to create a modern home in a traditional shell. In addition to the main house is a converted two-bedroom chapel and a modern gym/games room/office all sitting in around 1.5 acres of grounds with fantastic views of the surrounding countryside.



Discover the Pinnacle of Luxurious Living at Derwen Hall

Welcome to Derwen Hall, redefining high-end living in North Wales. Dating back to the 1800s, this unique and impressive, detached, four-bedroom hall has been meticulously restored to fuse historical grandeur with modern sophistication. Nestled behind a gated private drive and surrounded by extensive grounds extending to about 1.5 acres featuring private woodland and a fruitful orchard, Derwen Hall promises a lifestyle of elegance, comfort, and prestige. With no onward chain, this is your chance to own a piece of history and step into a world of luxury.

A Heritage of Timeless Elegance

Enter through the pillared porch, where tiled floors and external lighting lead you into a welcoming entrance hall. A turned staircase rises gracefully, hinting at the elegance to come. The heart of the home is the expansive kitchen breakfast room. A stylish family hub boasting underfloor heating, Quartz and stained oak worktops and a large central island perfect for gatherings. Integrated appliances include a wine fridge, a Neff slide and hide oven, a Neff Combo Oven/Microwave with a Neff warming drawer underneath and a freestanding Rangemaster all help elevate the culinary experience, while French doors open into the orangery. Bathed in light, this delightful space over looks the landscaped gardens, inviting relaxation or entertaining in style.

The open Living and Dining Room offers great flow and exudes warmth with its impressive open fire on a slate hearth, framed by an Oak surround and a walk-in box bay window with fitted shutters. The Dining Room has French doors opening onto a front terrace, ideal for al fresco dining. A versatile snug with a multi-fuel burner and dual-aspect windows provides a cosy retreat, while the study, accessible from both the lounge and kitchen, offers flexibility as a home office or relaxation space, complete with patio doors to the rear.

Ascend to the first floor, where the master bedroom suite awaits as a private sanctuary. Flooded with light from an almost floor-to-ceiling window with a stunning outlook, this spacious retreat features fitted shutters, a generous dressing room with fitted railings and shoe storage, and an impressive en-suite. Three additional bedrooms, each brimming with character, provide ample space for family or guests, serviced by a luxurious family shower room with a drench-head shower and a bathroom featuring a freestanding claw-foot bath.

Beyond the Hall: Versatile Luxury

Derwen Hall extends its allure with a breath-taking two bedroom, detached, converted chapel. Recently renovated with Oak features, cast-iron radiators, and bi-folding doors opening onto a private south facing patio, this stunning space offers open-plan living, a fitted kitchen and a ground floor shower room. Whether as guest accommodation or a home for extended family, the chapel adds unparalleled versatility.

For those craving a dedicated workspace or fitness haven, the detached home gym/office delivers. Fully insulated with heating, air conditioning, and two sets of French doors leading to a decked patio, this expansive building overlooks the valley and boasts an enclosed garden, perfect as a tranquil office, personal gym or as a games room.

An Idyllic Retreat in Nature's Embrace

Set within expansive grounds, Derwen Hall is a private paradise. Multiple patio areas beckon for outdoor entertaining, while the orchard, laden with eating and cooking apples and half-acre woodland offer a serene escape into nature. A summer house provides the perfect perch to soak in breath-taking valley views. Landscaped with established trees, stocked borders, and external lighting, the grounds exude tranquillity and sophistication.

Practical Elegance for Modern Living

Approach via the private drive, where ample parking and a double detached garage with electric doors, power and lighting await. With cable in place for electric gates, the property is primed for added security and grandeur. The absence of an onward chain ensures a seamless transition into this luxurious haven.











SELLER INSIGHT



How long have you owned the property?

“Since Sept 2011.”

What attracted you to this specific house and location?

“We regularly visited Llangollen, and the surrounding villages. We wanted a house with close proximity to Llangollen but not in town. We wanted a rural location but with everything within 10 mins driving to Town.

Easy proximity to main routes, easy access to motorways, was also a factor for work.

The fact that the property is in a slightly elevated position, the land on different levels, with fabulous views across the valley, ticked the boxes.

Derwen Hall is in an area of Outstanding Natural Beauty, with fabulous views across to the UNESCO World Heritage Pontcysyllte Aquaduct, which can be seen from the side of the house.

We wanted a period home, a house of stature, set in a manageable amount of land, and Derwen Hall is certainly an impressive period property. The house standing on 1 acre, and a further half acre of woodlands, which ensured we had the privacy we required and met all our requirements. I fell in love with the house immediately.”

What would you like to tell parents about the benefits of raising children here?

“Derwen Hall is a fabulous home to raise a family. Plenty of space for a growing family, woodlands for the children to explore, apple and blackberry picking in the orchard at the rear of the property, all in the safety of private, extensive grounds. We raised 6 children here.

There is further accommodation in the chapel, suitable for teenagers or elderly parents to stay.

A large multipurpose garden room, used currently as a gym and games room with a large outside terrace and garden.”

What can you tell us about the history of the property and how it has been adapted since you’ve owned it?

“Derwen Hall was formerly a Georgian Gentlemen’s residence, dating back to 1800. It was once owned by a Scottish businessman by the name of John Maginnis who resided at the property circa 1880 and ran the Australia Silica and Brickworks locally. All the surrounding land at one-time belonged to Derwen Hall.”

Who do you think would be the ideal next owner?

“Derwen Hall is a stunning family home, a safe space to raise children. A great space for entertaining. Patios leading directly outside from the kitchen and orangery for that morning sun, and a further patio leading off the home office which is a sun trap in the afternoon sun.”

What’s your favourite room and why?

The breakfast room off the kitchen, with the dual aspect windows, glorious morning sun streams through that room and it just has a relaxing feel to it. A great space to just hang out, read or listen to music.”

Memorable/remarkable event?

“What do you love about the house the most now? I love that Derwen Hall stands proud, I have spent the last 2 years, sympathetically and tastefully decorating the house inside and out to showcase the house at its best ready for market. Ready for the next family who will hopefully love it like I have.”

What do you love about the local community?

“Great neighbours, without really knowing you have neighbours. There aren’t often properties for sale in Garth. People tend to live there for a very long time.

Garth Primary School is not too far up the hill, and there is also a children’s park. Fantastic places to walk. A walk up the Panorama is a must.

The Aussie Rooster pub is at the bottom of the hill, and a few other pubs within easy walking distance.

A regular bus service at the bottom of the hill goes in both directions. Not far away is the Ruabon Train station.”

What you’ll miss most?

“Too upsetting to list.”

















Location

Conveniently situated within the village of Garth, an area of outstanding natural beauty, Derwen Hall sits moments from the UNESCO World Heritage Pontcysyllte Aqueduct and the picturesque Llangollen Canal whilst also being within walking distance of the local shop, public houses and a tearoom. The popular town of Llangollen, which sits on the river Dee, is 4 miles to the west and provides a wide range of services. The larger centres of Wrexham and Oswestry are about 8 miles and 11 miles away respectively and Chester is just over 30 minutes' drive to the northeast.

Here, rural serenity meets the convenience of nearby amenities, offering the best of both worlds.

Your Dream Lifestyle Awaits

Imagine waking each day to the serene beauty of North Wales, enveloped by history, luxury, and nature. Derwen Hall is more than a home, it's a statement of prestige and a gateway to an extraordinary lifestyle. Whether you seek a distinguished family residence, a peaceful retreat, or a property with income potential, this Georgian gem delivers it all. Don't let this rare opportunity slip away. Contact us today to arrange your private viewing and claim your place in one of Wales' most coveted locations.







Additional Information

Services: Mains electricity, gas, water and drainage. LPG gas to the chapel only.

Council Tax: Band H.

Local Authority: Wrexham.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 5 Mbps (highest available download speed) – 0.7 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Good/Variable in-home, good outdoor (Information taken from checker.ofcom.org.uk)

****We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. ****

Directions: Using the app what3words type in: booms.magnets.suppose

Referral Fees: Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

Offers over £875,000



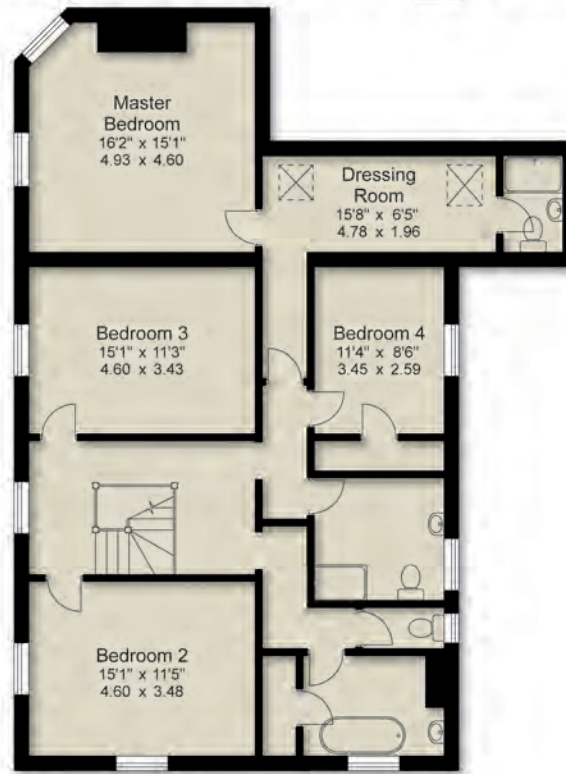
DERWEN HALL

Approx Gross Floor Area = 2769 Sq. Feet
= 257.3 Sq. Metres



Ground Floor

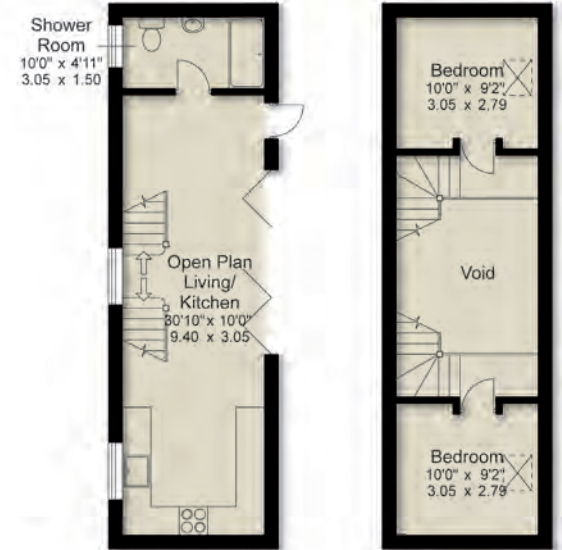
For illustrative purposes only. Not to scale.



First Floor

Derwen Hall Chapel

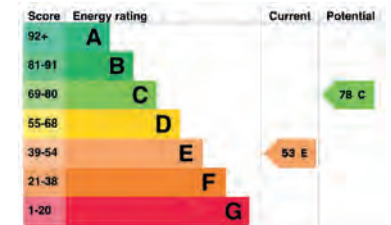
Approx Gross Floor Area = 639 Sq. Feet
= 59.4 Sq. Metres



Ground Floor

First Floor

For illustrative purposes only. Not to scale.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 18.07.2025





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



TOM CARTER

PARTNER AGENT

Fine & Country North Wales
Tel: 07855 834282
Email: tom.carter@fineandcountry.com



JAMIE TULLOCH

PARTNER AGENT

Fine & Country North Wales
Tel: 07376 075257
Email: jamie.tulloch@fineandcountry.com



MARK FISH

PARTNER AGENT

Fine & Country North Wales
Tel: 07301 229088
Email: mark.fish@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

