

# BOWEN

PROPERTY SINCE 1862



Guide Price £850,000

 4 Bedrooms  3 Bathrooms  Land

Fron Fawr, Tan Y Fron Lane, Eglwyseg,  
Llangollen, LL20 8EL



# Fron Fawr, Tan Y Fron Lane, Eglwyseg, Llangollen, LL20 8EL

## General Remarks

A superbly appointed country residence overlooking the Eglwyseg Valley just outside the popular border town of Llangollen. The property itself comprises of an architecturally designed country property, extending to approximately 3,400sq.ft. together with substantial garaging and outbuildings, all set within adjoining hill/common land extending to around 144.65 acres.

The property has been sympathetically extended by the current owners to create a truly unique family home which benefits from extensive views over the valley below and towards the Horseshoe Pass. The property also takes full advantage of the latest energy efficiency measures with air source heat pumps and roof mounted solar panels, together with recently installed private borehole water supply and sewage treatment plant.

**Location:** The property stands and takes full advantage of the views over the surrounding Clwydian range and Dee Valley national landscape and lies just off the Horseshoe Pass mountain pass which separates Llantysilio mountain from the Maesrychen mountain, just outside the village of Pentredwr. The village itself has an excellent community centre, whilst the nearby town of Llangollen (3 miles) offers a wide range of amenities including primary and secondary schools, health centre, a



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

wide range of shops, restaurants and public houses. The town is renowned for its International Music Eisteddfod, Canal and River Dee and is also close to the Pontcystyllte Aqueduct, a UNESCO World Heritage site. The area is well known for leisure activities, including walking on the nearby Offa's Dyke path or to Dinas Bran Castle together with the golf at the Vale of Llangollen Golf Club and horse racing at nearby Bangor-on-Dee and Chester.

The area is also well served with links onto the A5 and A483 trunk roads, providing direct links to the larger cities of Wrexham (14 miles) and Chester (27 miles) and the towns of Oswestry (16 miles) and Shrewsbury (33 miles), together with the motorway network beyond (all mileages are approximate). Rail links are available at nearby Ruabon and Chirk, providing direct services to Birmingham and Chester.

**About This Property:** The property originally formed three cottages but has been sympathetically extended to create a sizeable family home. The original stone cottages have been rendered, with extensions added to both wings of the property in timber and stone clad Welsh oak. The generous accommodation now extends to over 3,400 sq.ft. with extensive glazing providing light and spacious living accommodation, together with superb views over the spectacular landscape surrounding the property.

## Accommodation

**Ground Floor:** A large Entrance Porch with slate floor opens into a large vaulted Hallway with open glazed staircase leading up to a Galleried Landing with exposed oak beams to ceiling. Leading off the hallway is a Downstairs Cloakroom together with bi-folding doors also leading off to a separate Study which benefits from slate flooring, exposed beams to ceiling and a wood burning stove. Doors then open into a large Lounge with timber laminate flooring, extensive oak beams to walls and ceiling, floor to ceiling patio doors overlooking the Horseshoe Pass, together with an exposed stone fireplace housing a wood burning stove.

An opening off the other side of the hallway leads into a Dining Room, which again benefits from a wood burning stove. An oak door leads into the superbly appointed Kitchen/Breakfast room, with the fitted kitchen having a large breakfast bar with marble worktops matching with the surrounding cabinetry which has a host of integrated appliances, including double oven, four-ring Dietrich induction hob together with a concealed integrated extractor system; there is also an integrated fridge and freezer and dishwasher. Adjoining the Breakfast Area are bi-fold doors leading out onto a raised Sun Terrace with wrought iron railings taking full advantage of the surrounding views. A rear hallway provides access to the gardens, together with an adjoining Plant Room housing the plumbing and electrical systems. A spiral staircase leads down to:

**Lower Ground Floor:** With a Utility Room with fitted units and stainless steel sink and drainer, together with space and plumbing for a washing machine. Off this is an integrated Double Garage with tiled floor and adjoining secure Workshop area.

**First Floor:** The first floor living accommodation is all accessed off the Galleried Landing area which also provides access to the tiered terrace rear gardens. The Master Bedroom, again, contains exposed oak beams to the ceiling and wall, together with extensive glazed windows and a small Balcony, all taking full advantage of the surrounding views. There is also a designated Dressing Area with extensive fitted wardrobes; the master suite also has a large En Suite Wet Room with shower, WC, bidet and wash hand basin.

The Second Bedroom is situated on the opposite side of the house and has an adjoining En Suite Shower Room. Bedrooms 3 & 4 are accessed off the Galleried Landing and are served by a Family Bathroom, having oversized bath with shower attachment and a full range of sanitary amenities.



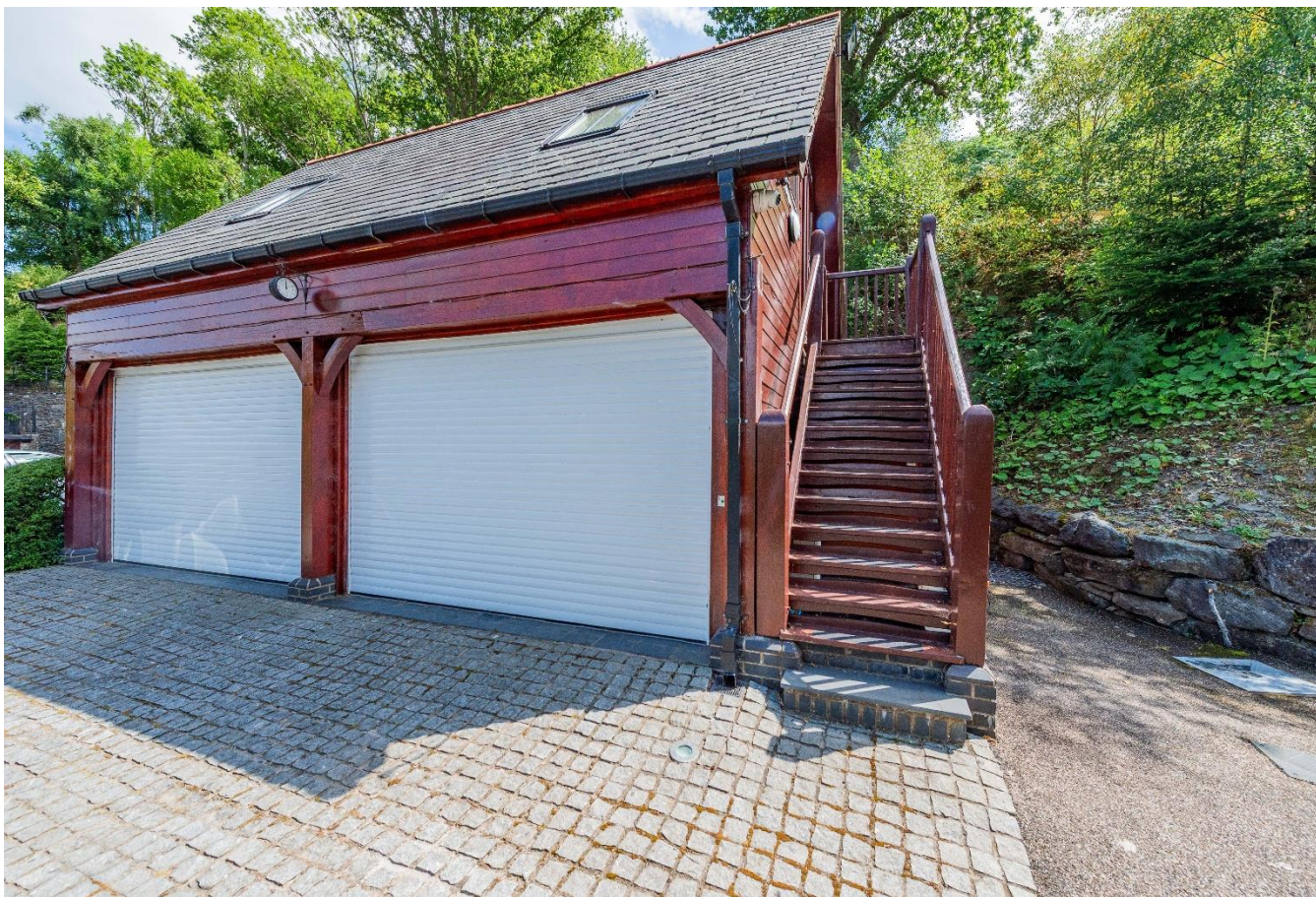












**Garage Block:** Situated adjacent to the main house is a large tarmac parking area which provides access to a Detached Double Garage building with electrically operated roller doors to the front elevation, together with light and power laid on and separate WC. An external access staircase leads to an Office Space above, which has potential for a host of potential future uses, subject to any necessary planning consents.

**Gardens & Grounds:** The grounds surrounding the property have been extensively landscaped to take full advantage of the extensive views over the surrounding countryside. Several areas have been paved and patioed

to create a number of outdoor entertainment spaces, all enclosed with wrought iron fencing and stone walling. The gardens also contain a host of shrubs and lawned areas.

**Access:** A tarmac driveway provides access off the council-maintained highway, with the property itself secured by electrically operated gates. As well as a large parking/turning area next to the two garages, there is also a separate gated compound containing a polytunnel.

**Land:** Adjoining the main property is the surrounding Fron Fawr hill which extends to approximately 144.01 acres (58.283 ha) of hill and woodland. The area contains a host of native woodland and grass species and extends to around 350m above sea level providing panoramic views of the surrounding Horseshoe Pass, Dee Valley and towards the town of Llangollen. It is noted that this area is registered as common land with registered hill grazing rights and CRow access rights.

**Rights of Access:** The driveway is owned by the property with neighbouring properties having a right of access over it. There is also a public footpath crossing the land.

**Services:** We are informed that the property is connected to its own borehole water supply, the property has mains electric and a private drainage system.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion. Details of the registered Hill Grazing Rights can be obtained from the selling agents.

**Council Tax:** Band 'G'

**Local Authority:** Denbighshire County Council, PO Box 62, Ruthin, LL15 9AZ. Tel: 01824 706000

**EPC:** EPC Rating 69(C)

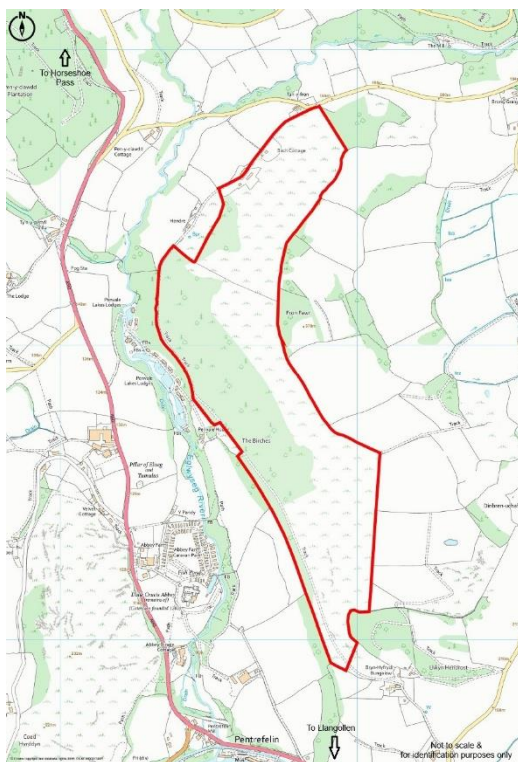
**Directions:** From our Llangollen office proceed down Castle Street and over the bridge before turning left onto Abbey Road. Follow this road in the direction of the Horseshoe Pass for approximately 2.5 miles passing the Britannia Inn before taking the right hand turn signposted Pentredwr. Follow this lane taking the first right and continue for around ½ mile, before taking a sharp right onto a 'no through road' halfway up the hill, just after Tan-y-Fron farm. Pass over the cattle grid, continue past Birch Cottage and the property will be located on the left hand side.

**What3words:** ///finest.revisits.testy



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