TULLOCH & CARTER

3 Argoed Hall

Gate Road, Froncysyllte, Llangollen, LL20 7RH

3 Argoed Hall

"A beautifully restored Victorian residence in Argoed Hall, offering elegant period character, breathtaking Dee Valley views, exclusive gated grounds, and a rare blend of grandeur, privacy, and lifestyle just moments from the heart of Llangollen. "

Welcome To 3 Argoed Hall

There are certain homes that offer more than just beautiful accommodation they offer a truly unique lifestyle, and Number 3 Argoed Hall is undoubtedly one of them.

Originally built in 1864 and set in one of the most commanding positions overlooking the Dee Valley, Argoed Hall is a magnificent Victorian residence of rare character and distinction. Thoughtfully converted into just four exclusive homes, it combines heritage, privacy and an extraordinary sense of setting in equal measure.

Number 3 occupies arguably the finest position within the hall, with many principal rooms enjoying far-reaching views across the landscaped gardens and dramatic valley beyond. Beautifully restored by the current owners, the home retains an abundance of original features including ornate wall panelling, decorative coving, parquet flooring and elegant period detailing, all carefully preserved and enhanced to create a seamless blend of character and comfort.

Light-filled, welcoming and beautifully balanced, the kitchen sits at the very heart of the home. Designed for everyday living as much as entertaining, it enjoys a wonderful outlook and a natural sense of connection to the rest of the house. The spacious living room is one of those rooms you are constantly drawn back to, while the impressive drawing room and dining hall offers a more formal yet equally inviting space for entertaining.

Halfway up the magnificent staircase, a beautifully positioned balcony opens to far-reaching views across the valley. It is a truly special vantage point, ideal for morning coffee or watching spectacular sunsets over the surrounding hills.

On the first floor are three well-proportioned double bedrooms. Two enjoy views across the gardens and grounds, while the third is the standout turret room, full of charm and character. The accommodation is served by a newly installed bathroom, finished to an exceptional standard, featuring an elegant roll-top bath positioned to enjoy the outlook.

Generous proportions, soaring ceilings and impressive windows flood the interiors with natural light, while log burners add warmth and atmosphere throughout the seasons.

Set within approximately two acres of communal grounds, the approach is equally impressive. Secure gated access with smartphone intercom entry provides privacy and peace of mind, while the sweeping driveway and mature redwoods create a striking sense of arrival. Despite its peaceful setting, the property is only a short stroll from the centre of Llangollen.

This is a location that defines lifestyle, with canal walks, countryside pursuits, Chester days out, and excellent regional and international connectivity all within easy reach.

Inside The Home

The sense of occasion begins immediately upon entering the vestibule, where beautifully preserved original floor tiles offer a glimpse of the craftsmanship and attention to detail found throughout the home. At the heart of the property lies the magnificent Drawing Room and Dining Hall, an elegant and versatile space perfectly suited to both everyday living and entertaining. Parquet flooring, decorative coving and original wall panelling have been carefully preserved, while the impressive mahogany fireplace with its recently installed log burner provides a striking focal point. Whether hosting formal dinners, celebrating special occasions or simply relaxing beside the fire, this room effortlessly adapts to every moment.

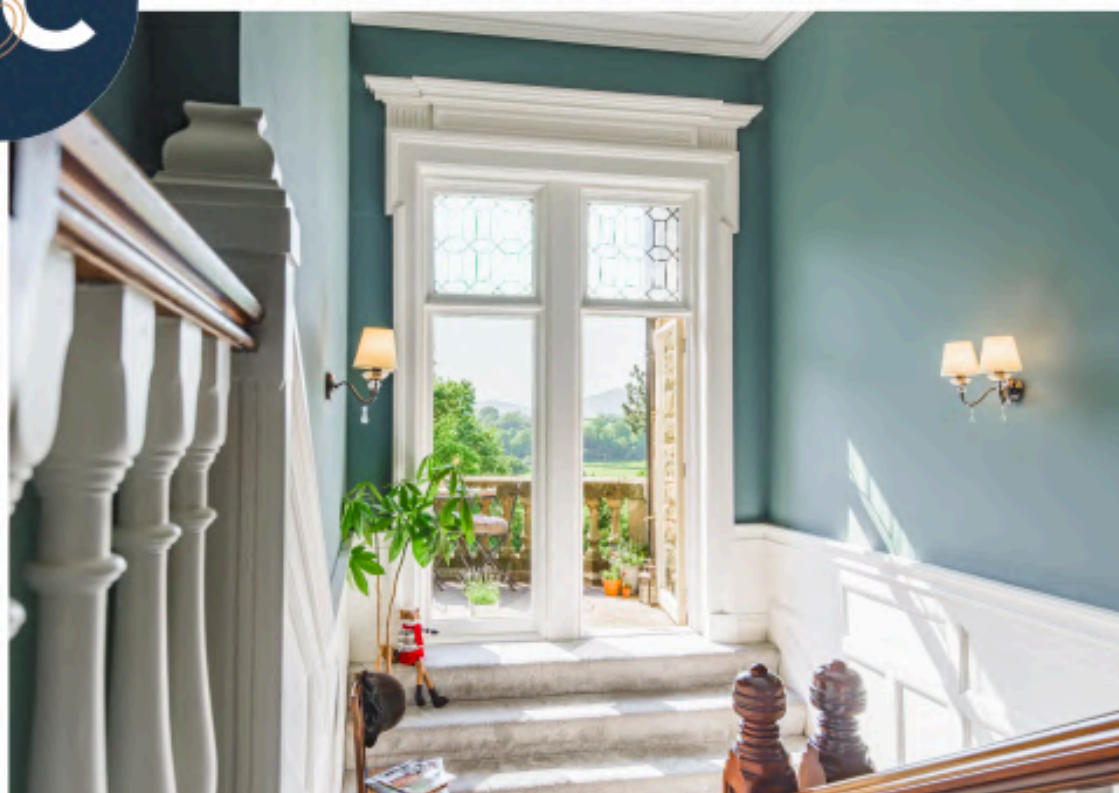
Beyond, the Living Room offers a more intimate retreat and is undoubtedly one of the home's most captivating spaces. Beautifully proportioned and flooded with natural light, it perfectly balances elegance and comfort. A marble fireplace with cast iron surround houses a second log burner, while the large bay window frames ever-changing views of the surrounding gardens and grounds throughout the seasons. Parque flooring. The Kitchen enjoys a wonderful outlook across the communal gardens and has been thoughtfully designed as the heart of the home. Granite worktops sit above solid wood cabinetry, complemented by a Belfast sink and Rangemaster cooker, creating a space that blends practicality with timeless character. A breakfast bar provides the perfect setting for morning coffee or informal dining, Utility and WC while a walk-in pantry offers excellent additional storage, utility space and a convenient ground-floor cloakroom.

First Floor: One of the home's most impressive architectural features is the elegant cherrywood staircase. Halfway up, a west-facing balcony reveals breathtaking views towards Castell Dinas Brân and the surrounding valley landscape. It is a truly special spot to enjoy breakfast in the morning sunshine or unwind with a drink as the sun sets behind the hills.
The principal accommodation continues the sense of space and character found throughout the ground floor. A spacious and impressive landing enhances the feeling of grandeur and provides a versatile area, perfectly suited to a reading nook, home office desk or quiet seating space.

The principal bedroom is a beautifully light-filled dual-aspect room, enjoying delightful views down the driveway across the front lawn and towards the magnificent redwood trees that frame the entrance gates. Bespoke fitted wardrobes, installed by the current owners, provide excellent storage while maintaining the room's elegant aesthetic, creating a peaceful retreat at the end of the day.

Bedroom Two is another generously proportioned double bedroom, benefiting from bespoke fitted wardrobes, front-facing views across the lawns and a luxurious en-suite shower room, making it ideal for guests or family members. Bedroom Three, affectionately known as the Turret Room, is one of the property's most distinctive and characterful spaces. Generously sized and full of charm, it reflects the unique architectural heritage of Argoed Hall while providing a comfortable double bedroom.

Recently created by the current owners, the family bathroom has been finished to an exceptional standard, combining luxury with timeless design. High-quality Burlington fittings complement the property's period character, while dark navy panelled walls and elegant tiled flooring create a sophisticated and contemporary feel. The centrepiece is a freestanding roll-top bath, perfectly positioned to enjoy the surrounding views, alongside a walk-in rainfall shower, WC and wash basin.A fourth bedroom currently serves as a useful study, providing an ideal space for home working, reading or hobbies, while offering flexibility for use as additional guest accommodation if required.



Gardens & Grounds

Approached through wrought iron gates with smartphone intercom entry, the driveway winds through mature grounds and magnificent redwood trees, creating an immediate sense of privacy and arrival.

Residents enjoy approximately two acres of beautifully maintained communal gardens, providing a peaceful setting to relax, socialise and enjoy the surrounding countryside. The former tennis court has been transformed into a welcoming communal area, particularly popular during the summer months for gathering with friends and neighbours.

Large driveway with two offfical parking spaces each but plentiful parking. Number three comes with its own shed tucked away in the woodland ensuring you own private exernal storage space.

At the end of the driveway lies the Llangollen Canal, offering scenic waterside walks directly from your doorstep. Within just a few minutes, you'll also reach the iconic Pontcysyllte Aqueduct, a UNESCO World Heritage Site celebrated for its engineering significance and spectacular views across the valley.

ARGOED
HALL

An Insight to Life

"When we first arrived at Argoed Hall, we knew immediately it was somewhere special. The sweeping driveway, mature redwood trees and grand Victorian architecture create a wonderful sense of arrival, while the gated entrance with smartphone intercom provides reassurance and security. It's a home where we've always felt both private and safe.

During our time here, we have invested significantly in restoring and enhancing the property while respecting its heritage. Original wall panelling, parquet flooring and decorative coving have all been carefully restored, while the installation of log burners has brought warmth and atmosphere to the reception rooms. We also added bespoke fitted wardrobes and reconfigured the bathroom to create a far more spacious layout. The freestanding bath, positioned to enjoy views across the gardens, has become one of our favourite places to relax.

One of the things we've loved most is the balance between grandeur and comfort. The house is full of character and history, yet it feels incredibly welcoming and easy to live in. The changing views through the large windows provide a beautiful backdrop throughout the year, while the staircase balcony has become a favourite spot for morning coffee overlooking Castell Dinas Brân and the surrounding valley.

The grounds are another huge part of what makes life here so enjoyable. The communal gardens offer plenty of space to relax and socialise, while still maintaining a real sense of privacy. At the end of the driveway, the canal provides wonderful walks right from the doorstep, with the Aqueduct and surrounding countryside waiting to be explored.

Despite its peaceful setting, Argoed Hall is remarkably convenient. We regularly enjoy days out in Chester, while the beaches and coastal towns of North Wales, including Conwy and Llandudno, are easily accessible. Liverpool and Manchester airports are also within comfortable reach for travel further afield."

“What we will miss most is the unique combination of character, tranquillity and location. Argoed Hall has been a privilege to call home, and we hope the next owners enjoy this special place as much as we have ”

3

Llangollen & Beyond

Nestled within the breathtaking Dee Valley, Llangollen is one of North Wales' most picturesque and historic market towns. Rich in heritage and surrounded by spectacular countryside, it is renowned for its charming independent shops, riverside walks, vibrant cafés and cultural attractions.

Outdoor enthusiasts are spoilt for choice, with endless opportunities for walking, cycling, paddleboarding and exploring the surrounding hills and mountains. Nearby attractions include Chirk Castle, Horseshoe Pass and the internationally recognised Pontcysyllte Aqueduct.

Beyond the valley, the wider North Wales coastline is within easy reach, offering access to some of the region's most celebrated seaside destinations, including the Victorian resort town of Llandudno and the historic walled town of Conwy. Miles of sandy beaches, coastal walks and sailing waters make for exceptional day trips throughout the year.

Despite its idyllic rural setting, Llangollen remains exceptionally well connected. The cities of Chester and Wrexham are both easily accessible, while both Liverpool John Lennon Airport and Manchester Airport can be reached in around an hour, providing convenient national and international travel connections.

Combined with excellent road links, stunning scenery and access to both coast and countryside, Llangollen offers the perfect balance of rural beauty, outdoor adventure and everyday convenience.

ARGOED
HALL

Information & Services

Offers in the region of £675,000

Agents note – Annual Service Charge of £3800.

Services: Mains electricity, gas and water. Private drainage (septic tank).

Heating: Gas fired central heating. Two Log burners.

Council Tax: Band G.

Local Authority: County Council.

Tenure: Freehold.

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

Mobile coverage: Variable (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: flashback.curls.evening

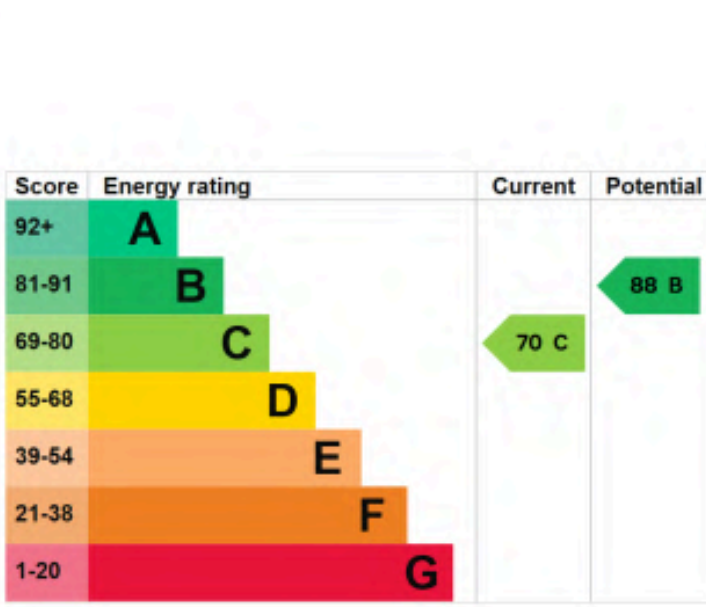
Referral Fees: Tulloch & Carter sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

TULLOCH & CARTER

BESPOKE PERSONAL SERVICE

3 Argoed Hall

Approx Gross Floor Area = 2912 Sq. Feet
= 270.6 Sq. Metres



These particulars are for guidance only and do not form part of any offer or contract. All measurements, areas and distances are approximate and should not be relied upon as statements of fact.
Floorplans, descriptions and images are provided for illustrative purposes only and may not be to scale or fully representative of the property. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents. No responsibility is taken for the accuracy of the information provided, and any interested parties should satisfy themselves by inspection or other means.

TULLOCH & CARTER

BESPOKE · PERSONAL · SERVICE

North Wales - Mid Wales - Shropshire - Cheshire - Wirral

Chester Office

4 Chantry Court, Sovereign Way,
Chester, Cheshire,
CH1 4QN
Tel : 01234 567890
Email : property@tullochandcarter.com

London Office

167-169 Great Portland Street,
5th Floor, London,
W1W 5PF

Email : admin@tlo.co.uk