

BOWEN

PROPERTY SINCE 1862



Asking Price £795,000

🏠 4 Bedrooms

🚿 2 Bathrooms

📍 7.66 acres (3.10 ha)

Cefn Isa, Quarry Road, Glyn Ceiriog,

Llangollen, Wrexham, LL20 7DA

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General Remarks

A sympathetically refurbished four bedroom country property with additional studio set within circa 7.66 acres (3.10ha) of gardens, orchard and grazing land. Up to an additional 11.39 acres (4.61 ha) of land is available by separate negotiation if required. The property is situated in an elevated south facing location approximately 1/2 a mile from the village of Glyn Ceiriog at the heart of the Ceiriog Valley and provides most comfortably appointed accommodation which can be tailored to suit the requirements of the purchaser. The converted studio with underfloor heating is a particularly valuable addition which is currently used as an art studio and home office but offers potential for a number of uses including annexed accommodation subject to the required consents. Significant works have been done to the property to increase its energy efficiency, including air source heating, solar panels and solar water heating. The studio is also heated by an air source heat pump. Due to the most individual nature of the property, stunning rural location and views over the Ceiriog Valley, internal inspection is essential.

Location: Cefn Isa occupies an enviable position on the fringes of Glyn Ceiriog. The village has an excellent range of amenities including a Shop with Post Office, Sports and Community Centre, Community Cafe, Hotel and Public



BOWEN

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SINCE 1862

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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.

Houses. There is an excellent Primary school whilst there are a number of other renowned state and private schools within the area. A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking, walking and cycling trails and fishing. The picturesque town of Llangollen (famous for hosting the International Eisteddfod) and market town of Oswestry are within easy reach. A483 & A5 trunk roads provide links north to Chester and south to Shrewsbury/Welshpool and onto the motorways beyond. Nearby Chirk also has a railway station providing services to Birmingham & Chester. Manchester and Liverpool airports are just over an hour's drive away.

Accommodation

Covered porch with part glazed door leading into:

Boot Room: 9' 10" x 7' 10" (3.00m x 2.40m) Quarry tiled floor, radiator and part glazed door into:

Lounge: 27' 5" x 13' 0" (8.35m x 3.97m) Fireplace housing a log burner, exposed beams, wood flooring, two radiators, TV point, quarry tiles by staircase to first floor, understairs storage cupboard and doors off to:

Study/Music Room: 14' 8" x 7' 2" (4.46m x 2.18m) Wood effect flooring, radiator and two Velux windows.

Bedroom 4: 13' 6" x 10' 6" (4.11m x 3.20m) With fitted wardrobe, cupboards and dressing table, window seat, radiator, feature fireplace and wood effect flooring.

Inner Hall: Quarry tiled flooring, two radiators, built-in pantry cupboard and doors off to:

Kitchen/Dining Room: 17' 2" x 12' 6" (5.24m x 3.80m) Fitted with a range of base/eye level wall units with worktops over and inset stainless steel sink/drain. Integrated oven and hob over. Space and plumbing for dishwasher and fridge freezer. Two radiators, wood flooring, fireplace housing log burner and glazed doors to raised terrace with garden and valley views.

Shower Room: 8' 4" x 6' 0" (2.55m x 1.82m) Suite comprising corner shower cubicle with mixer shower, wash hand basin and low level flush WC. Quarry tiled floor, heated towel rail and extractor fan.

Rear Porch: 8' 2" x 7' 10" (2.48m x 2.38m max.) Quarry tiled flooring, built-in cupboard, part glazed door to gardens and internal door to:

Laundry/Store Room: 12' 8" x 11' 5" (3.87m x 3.49m max.) Built-in storage cupboard, radiator, quarry tiled floor and doors off to:

Utility Room: 11' 6" x 3' 3" (3.50m x 0.99m) Space and plumbing for a washing machine and tumble dryer, stainless steel sink/drain, heated towel rail and extractor fan.

Cellar: 12' 6" x 8' 8" (3.80m x 2.63m) Power and lighting laid on.

Stairs to First Floor Landing: Access to loft space and doors off to:

Bedroom 1: 13' 10" x 12' 0" (4.22m x 3.67m) With a range of fitted wardrobes, radiator, wood effect flooring and access to loft space.

Bedroom 2: 13' 5" x 10' 4" (4.08m x 3.15m) Fitted wardrobes, two radiators and wood effect flooring.

Bedroom 3: 11' 4" x 10' 4" (3.45m x 3.15m max.) Fitted desk and cupboard, wood effect flooring and radiator.

Family Bathroom: 10' 9" x 9' 0" (3.28m x 2.75m) Suite comprising panel bath, separate shower cubicle with mixer shower, pedestal wash hand basin, low level flush WC and bidet. Two radiators, heated towel rail, built-in storage cupboard and access to loft space.

Separate Studio Building: Part glazed door at side into:









Hall: 16' 8" x 14' 6" (5.09m x 4.42m max. includes WC) Fitted storage cupboards, wood effect flooring, log burner, radiator, stairs to first floor & doors off to:

Shower Room: 6' 4" x 3' 8" (1.93m x 1.13m) Shower cubicle with mixer shower, wash hand basin and low level flush WC. Quarry tiled floor and heated towel rail.

Art Studio: 31' 3" x 16' 6" (9.53m x 5.03m) Full height ceiling, glazed bi-folding doors to front terrace, fitted base units, worktops, two bowl stainless steel sink unit, underfloor heating and cupboard housing hot water cylinder plus solar equipment.

Stairs to First Floor: Opening into:

Office: 16' 0" x 14' 1" (4.87m x 4.29m) Radiator and exposed beams.

Gardens and Land: The property has extensive gardens incorporating lawns, wildflowers, shrubs, raised beds, trees, a copse with grassed enclosures and fruit trees. There are also various garden buildings including log stores, a kennel, pony stable with concrete pad to the front and a garden workshop. On the western side of the property is a parcel of grazing land extending to over two and a half acres which links with an orchard and adjoining level paddock. An additional two and a quarter acres of grazing land is located to the north of the property

adjoining the gardens. The approximate boundaries are marked in red on the accompanying land plan.

Additional Land: An additional 11.39 acres (4.61 ha) of land is also owned by the property and all or part of this land is available to purchase by separate negotiation if required. This is outlined in blue on the accompanying land plan. Please contact the agent for further details.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Services: The property is connected to mains electricity, a septic tank drainage system and a spring fed water supply (including required filtration equipment). The property's central heating is provided by an air source heat pump. There are roof mounted solar panels and solar water heating is also provided. Good broadband speeds can be achieved using a 5G broadband router that connects wirelessly to a local mast.

Council Tax Band: Council Tax Band - 'G'.

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000

EPC Rating: EPC Rating - Band C (77).

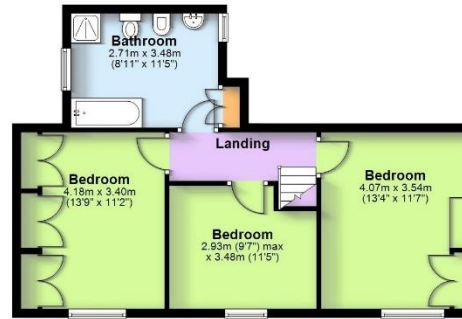
Directions: (Viewings strictly by appointment only) From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 3rd exit onto Quarry Road. Follow the road up the hill and out of the village to where the road opens up into a turning space at the top. The driveway to the property will be seen on the right hand side with a small sign indicating the property's address. Follow this driveway upwards and around to the left. Continue ahead passing the driveways for Cefn Mawr Barn and Cefn Bach Cottage. You will then reach the property itself and adjacent Studio.

<https://what3words.com/polo.equity.rates>

Ground Floor
Approx. 108.0 sq. metres (1163.0 sq. feet)
(excluding Balcony)



First Floor
Approx. 54.3 sq. metres (584.9 sq. feet)



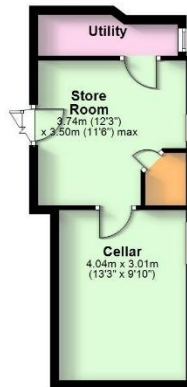
Ground Floor
Approx. 63.4 sq. metres (681.9 sq. feet)



First Floor
Approx. 19.9 sq. metres (214.7 sq. feet)



Basement
Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 273.4 sq. metres (2943.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

