

Plas Ynghoed Drwg, Carrog, LL21 9BL – £695,000

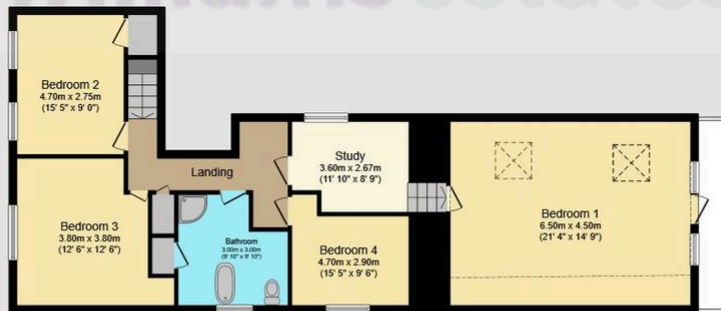
Tenure: Freehold | EPC: D67 | Council Tax band: G

This deceptively spacious four bedroom farmhouse is set within approximately 10 acres of beautifully arranged grounds, including stables, a menage, vegetable garden and well maintained pastureland. This home boasts character and history, part of the home dates back over 400 years and retains original timber walls and exposed beams, adding charm with modern comfort. The ground floor offers a welcoming living room with open dining area, a generous farmhouse kitchen/dining room, separate utility room, garden room, shower room, and an additional rear reception room providing flexible living space. Upstairs, the property comprises four well proportioned bedrooms, a study, and a family bathroom. Further enhancing the home's appeal are two sets of owned solar panels, one supplying electricity directly to the house and the other exporting to the grid, generating an income, further the property features a new air source heat pump which was installed in 2023, improving energy efficiency. The property is registered as a small holding and viewings are highly recommended.



Ground Floor

Floor area 119.4 sq.m. (1,285 sq.ft.)



First Floor

Floor area 99.2 sq.m. (1,068 sq.ft.)

Total floor area: 218.6 sq.m. (2,353 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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