



BOWEN

PROPERTY SINCE 1862

Offers in the region of £475,000

🏠 4 Bedrooms 🚿 1 Bathroom

Pontricket, Tregeiriog, Llangollen,
Wrexham, LL20 7HT

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General Remarks

A rare opportunity to acquire a substantial four bedroom detached farmhouse set in a most picturesque rural yet accessible location, with associated range of traditional outbuildings. The property is Grade II listed and set within surrounding gardens/grounds extending to just under 2/3 of an acre. Internally Pontricket has been well maintained and retains a wealth of characterful features. The outbuildings include a useful workshop, garage and traditional farm buildings including a barn. Internal inspection is essential in order to fully appreciate this most individual addition to the sales market.

Location: Located on the lower run of a hillside to the south-eastern edge of the B4500, the dwelling sits within the Ceiriog Valley between Glyn Ceiriog and Llanarmon DC. The site is immediately bounded to all other sides with open pastureland. Glyn Ceiriog has an excellent range of amenities including a shop with Post Office, Sports Centre, Hotel and Public Houses. There is an excellent Primary school and there are a number of other renowned state and private schools within the area.



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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.

A range of outdoor pursuits are on your doorstep including bridle paths, pony trekking and walking trails. 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.

Grade II Listing: The Grade II Listed, 4 bedroom characterful farmhouse was originally constructed as a cruck-framed hall-house. Although the date of original construction is unknown, it is Listed with Cadw as a 'fine 17th Century farmhouse exhibiting good vernacular character and detail'. The property has historically undergone a large number of significant adaptations in and around the 17th Century and the storeyed storage area known as 'the granary' is assumed to be 18th / 19th Century.

Accommodation

The accommodation briefly comprises:

Covered Entrance Porch: Door into:

Hall: 11' 9" x 10' 7" (3.58m x 3.23m) max Exposed beams and stonework, quarry tiled floors, radiator, original bread oven and doors off to:

Living Room: 18' 10" x 17' 2" (5.73m x 5.22m)
Large Inglenook fireplace with log burner, two radiators, TV/telephone points and stairs to first floor landing.

Kitchen/Dining Room: 15' 3" x 18' 1" (4.65m x 5.52m) max Range of fitted base and eye level wall units with worktops over and inset 1.5 bowl stainless

steel sink and drainer. Range cooker with gas hob, space and plumbing for a washing machine and fridge. Quarry tiled flooring, exposed beams and door to:

Utility/Boot Room: 17' 9" x 13' 0" (5.42m x 3.95m) Lighting and power facilities laid on, space for freezer and door to:

Garage/Covered Log Store: 16' 9" x 13' 9" (5.1m x 4.2m) Calor gas storage, lighting laid on and 'up and over' door to drive.

Stairs to First Floor Landing: Built-in storage cupboard and doors off to:

Bedroom 1: 14' 11" x 9' 2" (4.54m x 2.79m)
Radiator, exposed beams, access to loft space and window seat with views.

Bedroom 2: 19' 5" x 7' 6" (5.91m x 2.29m)
Radiator and exposed beams.

Bedroom 4/Study: 9' 10" x 8' 9" (3.00m x 2.66m) Radiator.

Inner Landing: Access to loft space, airing cupboard housing hot water cylinder and doors off to:

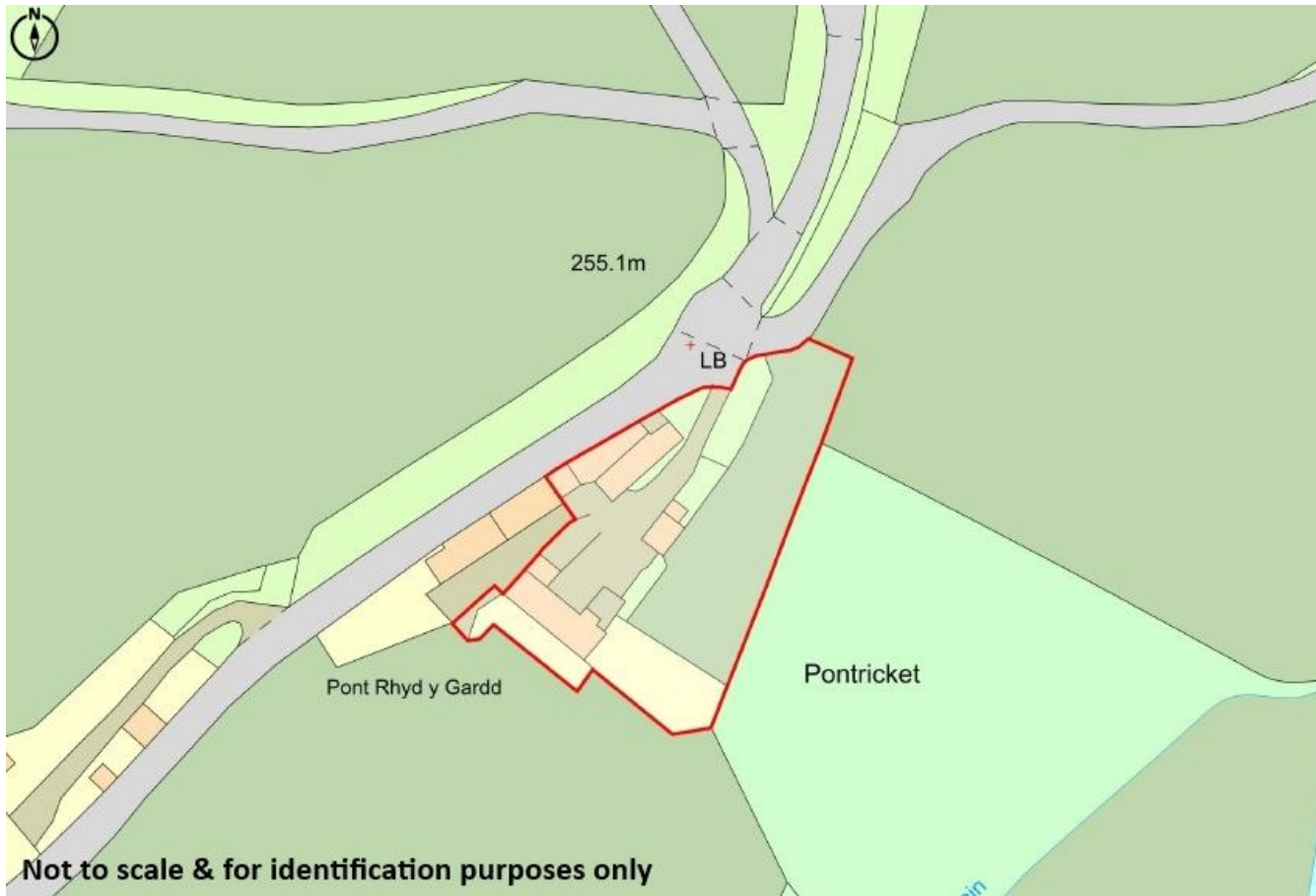
Bedroom 3: 18' 11" x 8' 8" (5.77m x 2.64m)
Radiator and access to loft space.

Family Bathroom: 11' 7" x 6' 0" (3.52m x 1.83m)
Suite comprising corner shower cubicle with rainfall shower, panel bath, pedestal wash hand basin and low level flush WC. Tiled floor, heated towel rail and part tiled walls.









Loft Room/Granary: 18' 9" x 13' 4" (5.71m x 4.07m) max Externally accessed at side of the property with Warm flow oil fired boiler & lighting/power facilities laid on.

Outbuildings: The property also includes a range of traditional buildings which briefly comprise the following.

Barn: 40' 2" x 14' 11" (12.24m x 4.54m) Located on the right hand side of the access track as you approach the property.

Lean-to: 47' 4" x 15' 1" (14.42m x 4.6m) Attached to rear of Barn 1.

Store: 13' 2" x 12' 4" (4.01m x 3.76m) Attached to end of the neighbouring barn now under the ownership of Pont Rhyd Y Gad and connecting with the lean-to at the rear of Barn owned by Pontricket.

Garage: 13' 6" x 9' 9" (4.11m x 2.98m) Located near the entrance to the property and attached to end of the Barn.

Workshop: 17' 0" x 16' 3" (5.19m x 4.95m) Located on the left hand side of the driveway and with lighting/power laid on.

Outside: The property is set within just under 2/3 of an acre and this includes lawned gardens, seating areas designed to make the most of the views and an area of sloping grassland on the south-eastern side of the access driveway.

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

Services: We are informed that the property is warmed by an oil fired central heating system and include mains electricity/water supplies with a private septic tank drainage system.

Council Tax Band: Council Tax Band 'G'

Rights of Way: We are informed that the neighbouring property known as Pont Rhyd Y Gad has a vehicular right of way over the driveway to the property.

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

EPC Rating: EPC Rating - Band 'E' (39).

Directions: From Chirk proceed West on the B4500 towards Glyn Ceiriog. After entering the village continue until the mini roundabout before taking the 2nd exit onto Llanarmon Road. Continue on this road for just under 3 miles through the hamlet of Pandy and on towards the village of Tregeiriog. The property will be found on the left hand side, as identified by the agent's For Sale board.

What3words:

<https://what3words.com/decking.colder.latched>

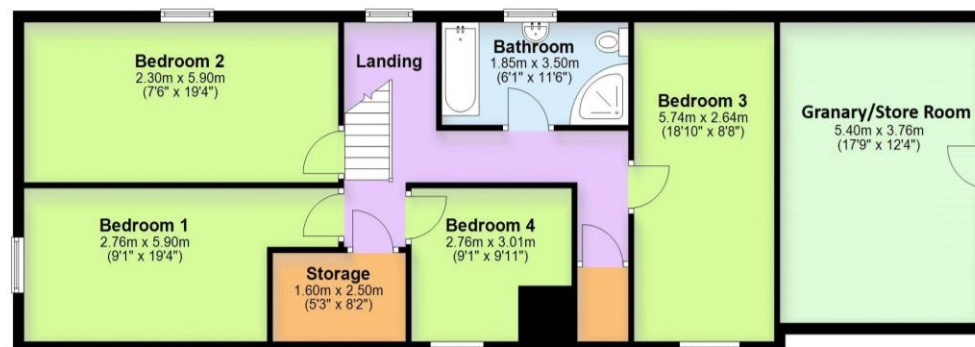
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Ground Floor
Approx. 130.2 sq. metres (1401.9 sq. feet)



First Floor
Approx. 101.6 sq. metres (1093.4 sq. feet)



Total area: approx. 231.8 sq. metres (2495.3 sq. feet)

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