



Penybryn,  
Corwen, Denbighshire LL21 0BH

Price  
£399,500

A very attractive 4 bedroom detached Grade II Listed early Victorian house dating from circa 1830 sensitively restored and refurbished to provide a family home of character, offering spacious and adaptable rooms with two attic rooms and cellar, extensive landscaped gardens and paddock the whole extending to about 1.6 acres. This imposing house stands in an elevated setting to the upper part of the town commanding uninterrupted views across The Dee valley towards rolling countryside. Main hall, rear hall, sitting room, day lounge, kitchen/dining room, utility room and cloaks with w.c., side hall and cellar. First floor with two staircases and two landings, 4 double bedrooms and bathroom, staircase to two attic rooms, gas heating, detached garage and beautifully landscaped gardens. INSPECTION HIGHLY RECOMMENDED.

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## LOCATION

Standing in an elevated position off Pen Y Bryn about 0.4 mile from the Town centre quite close to the B4401 Old Corwen Road and the Upper Dee Valley.

Corwen is located in the heart of the Upper Dee Valley some 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.



## THE ACCOMMODATION COMPRISES:

Fine yellow pine panelled door leading to:

### CENTRAL HALL

With staircase rising off and panelled radiator.

### SITTING ROOM

3.66m x 3.56m (12' x 11'8")

A delightful room with a deep splay bay window to the front with stripped original Georgian style sash windows with shutters, pine flooring, stone lined fireplace with beam and slate hearth and a cast-iron multi-fuel fire grate, coved ceiling, tv point and radiator.



### DAY LOUNGE

3.66m x 3.66m (12' x 12')

Original Georgian sash windows to an out-built front bay with far reaching views, pine flooring, substantial stone chimney breast with supporting beam, raised hearth and a cast-iron multi-fuel fire grate, tv point, shelving to recess and radiator.



### REAR HALL

Accessed via a panelled door from the central hall with a door out to Penybryn - it is a spacious rear hall with secondary staircase rising off with enclosed cupboard. High beamed ceiling, panelled radiator and riven slate flooring which extends throughout the rear hall and utility area. Access to cellar.



### KITCHEN/BREAKFAST ROOM

4.29m x 3.56m (14'1" x 11'8")

High beamed ceiling, inglenook style fireplace with large supporting beam, white enamelled solid fuel Rayburn with oven and hotplate, fitted cupboard to one side and further pine panelled cupboards to alcoves providing pantry with shelving and drawers. White glazed Belfast sink with stone effect work top to either side, also with a white glazed porcelain drainer. Void and plumbing for dishwasher, space for upright fridge and freezer, tv point, original oak mullion style window with far reaching views towards rolling countryside and panelled radiator.



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## REAR HALL

2.74m x 2.03m (9' x 6'8")

With panelled door out, high ceiling, slate cold slab, and panelled radiator.

## UTILITY ROOM

3.66m max x 2.34m (12' max x 7'8")

Fitted work top with void and plumbing for washing machine and space for tumble dryer, white glazed Belfast sink, high and beamed ceiling, modern Worcester gas fired boiler providing hot water and heating, and slate flooring.

## CLOAKROOM

White suite comprising wash basin and wc. Extractor fan.

## CELLAR

Stone steps lead down to a cellar with an average measurement of 9' 6" x 8'8" to include out-built cupboard. Riven stone floor and limited head room to approximately 5'6".

## FIRST FLOOR LANDING

With window to the rear. Panelled door leading through to:

## INNER LANDING

With secondary staircase leading to the rear of the house. Georgian style window to the rear, beamed ceiling and panelled radiator.

## BEDROOM ONE

3.96m x 3.61m plus door recess (13' x 11'10" plus door recess)

An attractive room with stripped Georgian style window with low sill, it affords a far reaching view across the Dee Valley. Ornate cast-iron fireplace with pine surround and tiled hearth (not in use), pine flooring and panelled radiator.



## BEDROOM TWO

3.68m x 3.61m (12'1" x 11'10")

Original and ornate fireplace with slate surround and hearth (not in use), Georgian style sash window to the front with far reaching views towards the Rhug Estate and beyond, painted panelled ceiling, out-built three-door wardrobe and panelled radiator.



## BEDROOM THREE

3.71m x 3.43m (12'2" x 11'3")

Sash window with far reaching views, out-built three-door wardrobe, slate fire surround and hearth (not in use) and panelled radiator.



## BEDROOM FOUR

2.84m x 2.69m (9'4" x 8'10")

Georgian style window, partially vaulted ceiling, ornate fireplace with pine surround (not in use) and radiator.



## STUDY

2.13m x 1.55m (7' x 5'1")

Georgian style sash window, fitted shelving to recess and telephone point.

## BATHROOM

2.90m x 2.31m (9'6" x 7'7")

White suite comprising panelled bath with electric shower over, pedestal wash basin and wc. Part tiled walls, extractor fan, Georgian style window with sill to rear and panelled radiator.

## SECOND FLOOR

Enclosed staircase leading to the attic rooms.

## CENTRAL LOBBY

With vaulted ceiling and roof light.

## BEDROOM FIVE

3.38m x 2.95m max (11'1" x 9'8" max)

An ideal child's bedroom with low vaulted ceiling lined in pine panelling with Georgian style window to the front and panelled radiator.

## HOBBY ROOM

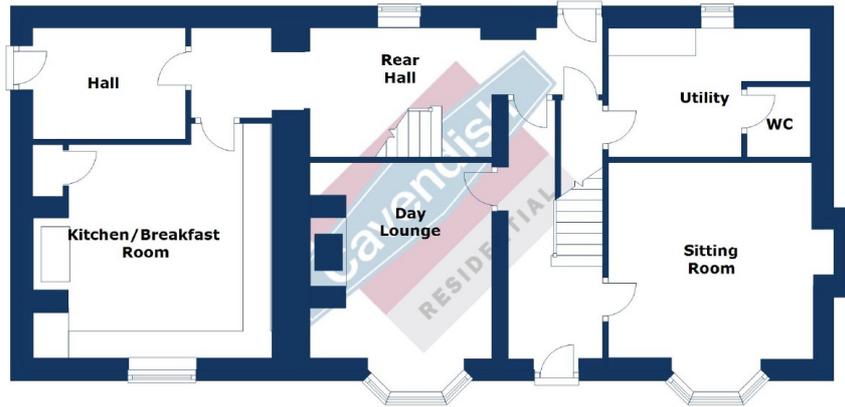
2.57m x 2.44m max (8'5" x 8' max)

Georgian style window to the front with far reaching views across the Dee Valley. Limited head room with pine clad ceiling and panelled radiator.

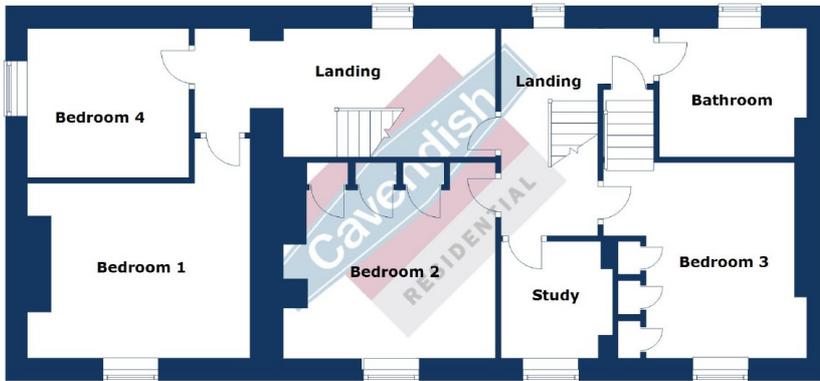
## OUTSIDE

The property stands to the upper part of Corwen off Penybryn Hill. It is bounded by mature hedging and a substantial stone wall in the main with an impressive wide splayed entrance in stone leading in to a driveway, which extends to the right to the adjoining paddock and to the left down towards the front of the house providing ample parking and turning area, and access to the detached garage.

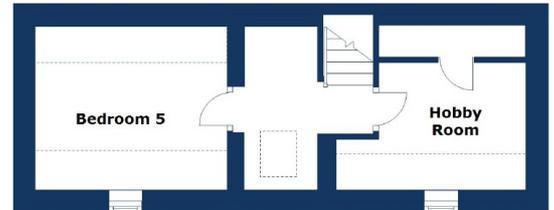
Ground Floor



First Floor



Second Floor



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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Hope House

