



Ystrad Hall, Berwyn Road,
Llangollen, Denbighshire

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**STRUTT
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Ystrad Hall

Berwyn Road,
Llangollen,
Denbighshire,
LL20 8BH

A substantial detached Victorian family home with an annexe, stables and 6.4 acres set on the banks of the River Dee.

Llangollen 1.1 miles, Chirk and station 7.7 miles (London Euston 2 hours 49 minutes), Chester 24.1 miles, A55 J38 21.6 miles, Liverpool John Lennon Airport 49.2 miles

Entrance lobby | Reception hall | Cloakroom
Drawing room | Study | Sitting room | Dining room | Sun lounge | Kitchen/breakfast room
Utility room | Principal bedroom with dressing area and en suite shower room | 3 Additional bedrooms with en suite shower rooms
3 Further bedrooms | Family bathroom
2 Bedroom annexe | Cellarage | Garden | Stables
Store | 6.4 acres | EPC rating D

The property

Ystrad Hall is an outstanding double fronted Victorian family home offering more than 6,500 sq. ft. of living space with an adaptable layout which includes a two bedroom annexe. Offering an abundance of charm and character, the property has been beautifully restored by the current owners during their tenure.

The ground floor accommodation flows from a spacious welcoming reception hall with grand central staircase, a cloakroom wc, and comprises a large drawing room, a well-proportioned study and a fitted utility room. There is also a large sitting room with French doors to an extensive triple aspect sun lounge with French doors to the garden, a dining room and a spacious kitchen/breakfast room.

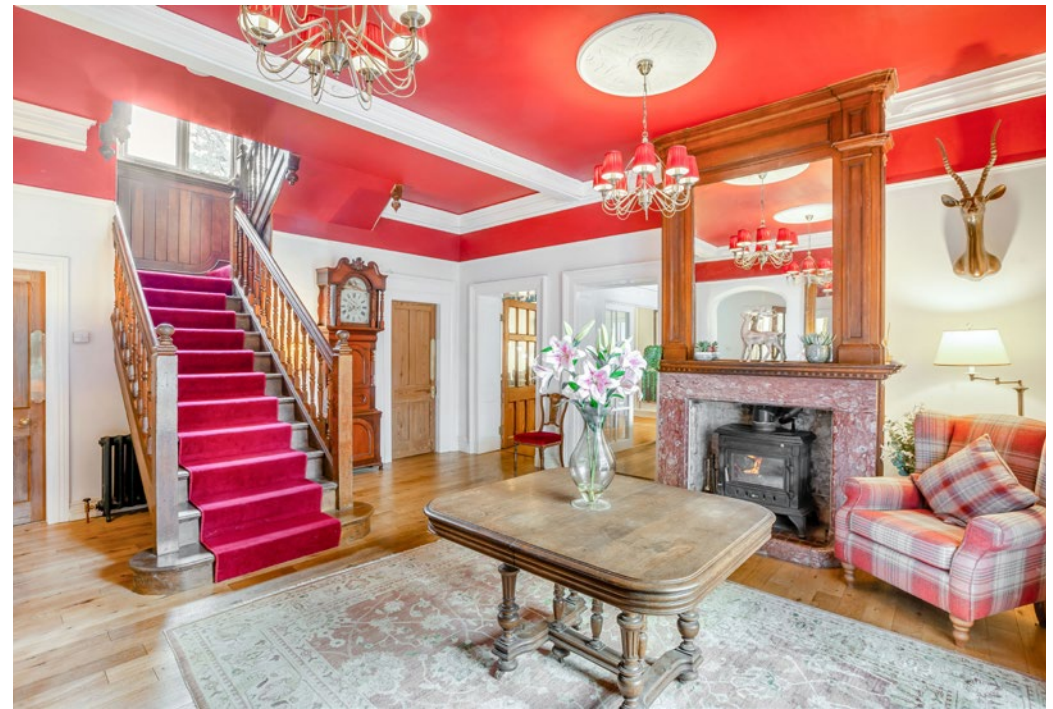
The kitchen offers a range of contemporary wall and base units including a central island and breakfast bar, modern integrated appliances including a wine chiller and both French and bi-fold doors to the garden. The first floor provides a generous principal bedroom with a dressing area and modern en suite shower room, three additional double bedrooms with en suite shower rooms, three further bedrooms and a large modern family bathroom.

The annexe benefits from its own access and comprises; a reception hallway, a sitting room, spacious L-shaped fitted kitchen/dining room with woodburning stove, a cloakroom/family shower room and two bedrooms with en suite facilities. The property also benefits from extensive cellarage, currently divided into three rooms configured to provide a wine store and gym, and a door which gives access to the garden.

Outside

The property is approached over a sweeping tree-lined driveway with large turning circle providing private parking for multiple vehicles, a five-bar gate giving access to a low maintenance gravelled and lawned garden leading to the annexe's front door. Extending to some 6.4 acres, the mature garden surrounding the property is laid mainly to lawn bordered by mature shrubs and trees and features numerous seating areas. A wooded area leads you down from this beautiful garden to the edge of the River Dee where you will find a purpose-built decked area in proximity to one of the small waterfalls on the river. There is a large paved terrace off the kitchen/breakfast room, ideal for entertaining and al fresco dining.

The property also benefits from a stable block providing two 23 ft. stalls and a separate 29 ft. store with skylights, all suitable for a variety of uses.











House internal area 4,544 sq ft (422 sq m)
 Annex internal area 2,032 sq ft (189 sq m)
Total internal area 6,576 (611 sq m)
 Stables & Store internal area 998 sq ft (93 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

Leave Chester on Grosvenor Road (A483) and follow this road for 16.3 miles. At junction 1 take the A539 exit signposted Whitchurch/ Llangollen, then at the roundabout take the 3rd exit onto Ruabon Interchange (A539). Stay on A539 for 6.1 miles, turn left onto Castle Street then turn right onto Berwyn Street (A5). After 1.0 mile turn right, after 0.1 mile turn right again and Ystrad Hall can be found on the right-hand side.

What3words app location: Claw.Pies.Sharpen

General

Local Authority: Denbighshire Council

Services: Mains water and electricity, oil central heating. Private drainage which was registered with Natural Resources Wales in 2021.

Council Tax: Band I

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves & Easements: The property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £1,300,000

Chester

Park House, 37 Lower Bridge Street CH1 1RS

01244 354880

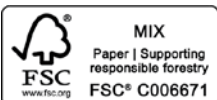
chester@struttandparker.com

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