



Llwyn Uchaf, Derwen, Corwen,
Denbighshire

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BNP PARIBAS GROUP

Llwyn Uchaf Derwen Corwen LL21 9SH

A characterful and considerable stone-built residence and annexe set in 10 acres with scenic valley surroundings

Ruthin 5.9 miles, Corwen 6.1 miles, A55 (J20) 20 miles, Pennyfford Station 20.9 miles (Chester 28 mins)

Porch | Entrance hall | Reception room
Sitting room | Sun room | Office | Kitchen/
breakfast room | Utility | Cloakroom | Principal
bedroom with dressing room | 2 Additional en
suite bedrooms, 1 with dressing room | Family
bathroom | Garage | Carport | Garden | 10.88
acres | Outbuilding comprising an annexe,
garage, store and log store | EPC rating E

The property

Llwyn Uchaf is a substantial detached character property with stone and rendered elevations, a wealth of original features and over 3,600 sq. ft. of accommodation arranged across two floors. The property comes complete with a detached 1-bedroom converted annexe with excellent rental potential.

The bright glazed porch opens to a welcoming entrance hall with stairway flowing into the utility. The expansive 26 ft. reception/dining room with its thick beamed ceilings, curved bay window and stone fireplace with inset wood burning stove enjoys multiple aspects of the peaceful surroundings. Further is an adaptable sitting room with double doors onto the sun room with its panoramic vistas and French doors to the raised terrace. The in-keeping kitchen/breakfast room comprises a range of country-style cabinetry and worksurfaces with a range of modern appliances, dual butler sinks and a cream AGA range.

Adjacent is a cloakroom, pantry cupboard and a dual-aspect office opening to the garden. Completing the ground floor is an attractive bedroom with a well-appointed en suite bathroom.

The handsome galleried landing branches off onto a family bathroom and two further spacious, light-filled bedrooms, both with fully fitted dressing rooms and one with an en suite shower room.

The Annexe

The detached stone-built annexe sits opposite the main property and offers a versatile space which could be expanded to create additional living space. The accommodation briefly comprises a sitting room, kitchen, bedroom and shower room.

Outside

The property benefits from a sizeable private plot and 10.88 acres in idyllic elevated surroundings, approached via a sweeping five-bar gated driveway with low stone walls and mature evergreens. The sweeping driveway beside the home also gives access to the adjacent stone-built annexe, attached is a log store and a large garage and store.

Expanses of lush lawn and landscaped garden and land with borders, shrubbery and a vegetable plot follow, whilst the driveway meanders through to the versatile ancillary farm outbuilding and carport. A raised terrace provides the ideal spot to take in the striking views.



Location

The picturesque rural hamlet of Derwen is situated in an elevated position on the southern slopes of the valley of the River Clwyd. It is equidistant between the market towns of Corwen in the heart of the Upper Dee Valley and medieval Ruthin, with their wide range of amenities including shops, restaurants, public houses, health centres, sports clubs and educational facilities.

The A55 expressway offers convenient road links to Chester, and Llandudno, Holyhead, Wrexham and Mold are all within easy reach. Mainline rail connections are accessible via Pennyfford.

General

Local Authority: Denbighshire

Services: Mains electricity and water. Oil fired central heating. Private drainage.

We understand that the private drainage at this property may not comply with the relevant regulations.

Council Tax: Band H

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Guide price: £980,000

Tenure: Freehold

Wayleaves & easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



