

Isgaer Wen  
Pentre Llyn Cymmer, Cerrigydrudion, Corwen



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& Parker

Land and property. Since 1885.



**2,885 sq ft (268 sq m)**  
**3 reception rooms | 5 bedrooms | 2 bathrooms**  
**Versatile outbuildings | Garage | 3.26 acres**

**OIRO £900,000**

An exceptional detached five bedroom period house in a breathtaking rural position, backing onto ancient woodland in the secluded Mynydd Hiraethog area

Isgaer Wen is a charming period Welsh long farmhouse, thought to be over 400 years old, recorded at St. Fagan's National History Museum in Cardiff as an historic farmhouse. The property is set in a stunning rural position within the beautiful Mynydd Hiraethog area of North Wales and offers a wealth of character features, including exposed stone walls and timber beams, alongside seamless contemporary additions, while outside there are delightful rolling gardens and grounds with far-reaching views across the surrounding valleys.

The property is entered via a splendid reception hall with exposed stone walls and flagstone flooring, with reception rooms to either side, including a comfortable sitting room with wide wooden floorboards and a fireplace fitted with a log burner, and a formal dining room with original Welsh stone floor, which continues the flagstone flooring and features a grand inglenook fireplace, also fitted with a log burner. Further reception space is provided by the extended drawing room, which benefits from a double-height ceiling and a striking full-height window, framing views across the grounds and beyond. Also on the ground floor, the kitchen is fitted with stainless-steel units and a range cooker, while the utility room provides additional storage and appliance space. A shower room with W.C. complete the ground floor accommodation. On the first floor there are five double bedrooms, one of which is accessed via its own staircase and features a vaulted ceiling with exposed timber eaves and skylights, while the remaining four are arranged off the main landing. The first floor also includes a family bathroom with antique parquet flooring, with a separate shower room located on the ground floor. Mirroring the main house and running parallel is a traditional barn with a self contained one bedroom cottage at one end and planning for two further holiday cottages.



Outside, the stunning gardens and grounds provide a superb setting in which to relax and enjoy the peaceful, secluded surroundings. Throughout and surrounding the extensive lawns, a range of topiary and mature trees, and established hedgerows, interspersed with roses, bedding and wildflowers giving all round scent and colours. There is ample parking on the gravel driveway, together with further parking and storage within the detached outbuildings.

**Location**

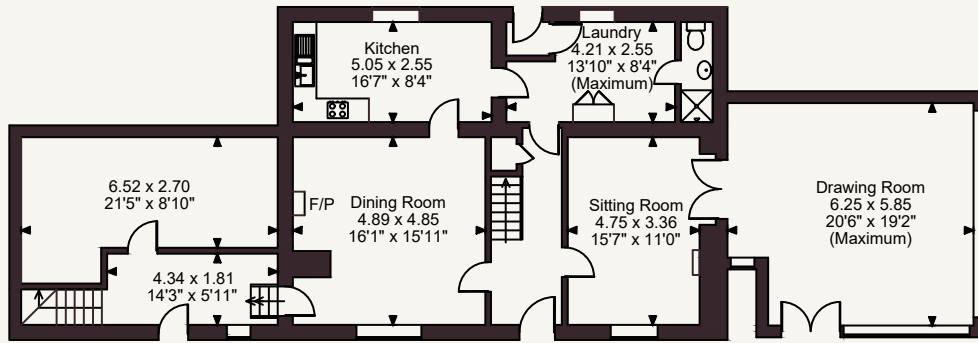
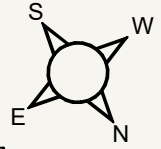
The property lies on a secluded plateau, surrounded by woodland in the magnificent Mynydd Hiraethog (Denbigh Moors), on the edge of the ancient Clocaenog Forest in North Wales. Five miles away, the village of Llanfihangel Glyn Myfyr has a traditional public house, the Crown Inn, and a historic parish church, while several everyday amenities are accessible in Cerrigydrudion, approximately six miles away, including a local shop, a post office, a medical centre and a primary school. The historic market town of Ruthin, around nine miles to the east, offers a broader range of shops, restaurants, leisure facilities and secondary schooling at Ysgol Brynhyfryd. There is a walking/cycling route to Llyn Brenig, whilst The Clwydian Way long-distance footpath passes near the village, while the A5 and A494 provide road connections towards Corwen, Llangollen and the wider region. Although set well away from other properties, it is not remote being within an hour's drive of Chester and within reach of Manchester, Liverpool and the Midlands

**General**

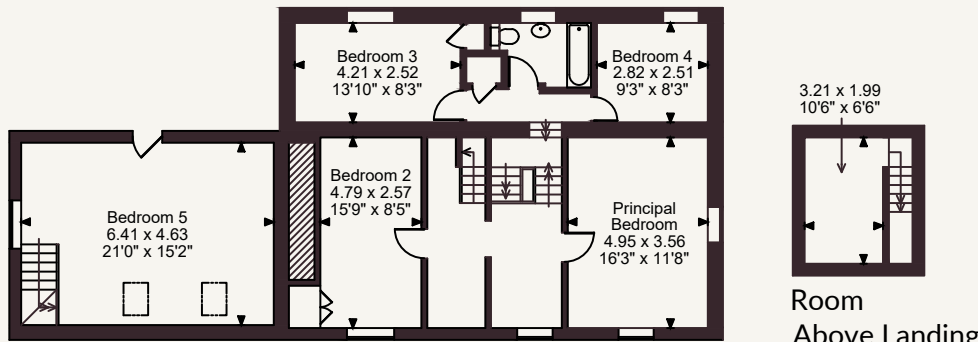
Local Authority: Conwy County Borough Council  
 Services: Mains electricity. Private water. Oil fired central heating. Private drainage (we are unsure if this complies with current regulations, further information is being sought)  
 Council Tax: Band F, EPC Rating house: E, EPC Rating cottage: F  
 Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.  
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
 Planning: Conwy LA REF: FP 20854 (Prospective purchasers are advised that they should make their own enquiries of the local planning authority)  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



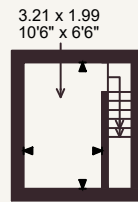
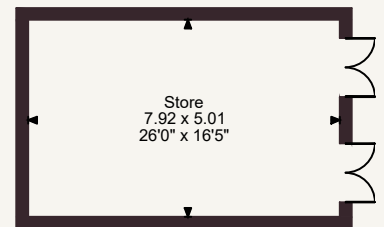
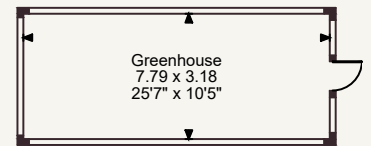
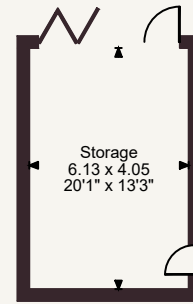
Isgaer Wen Pentre Llyn Cymmer, Cerrigydrudion  
 Main House internal area 2,885 sq ft (268 sq m)  
 Cottage/Barn Building internal area 1,703 sq ft (158 sq m)  
 Outbuildings internal area 961 sq ft (89 sq m)  
 Total internal area 5,549 sq ft (515 sq m)



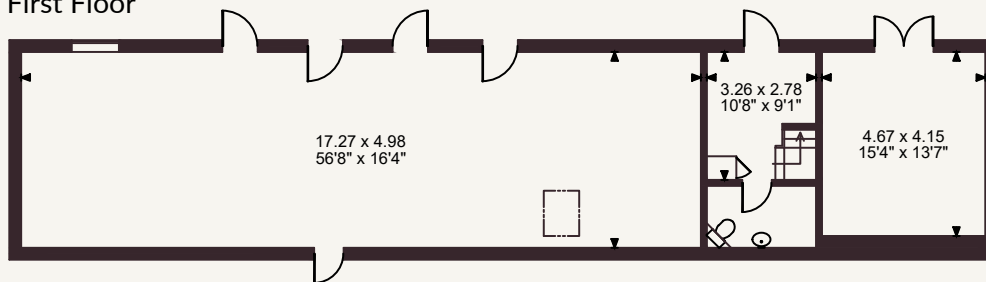
Ground Floor



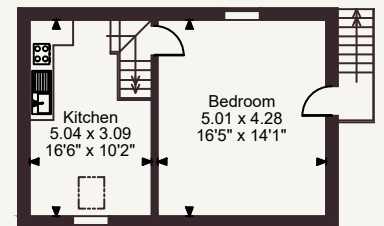
First Floor



Room Above Landing



Cottage/Barn Ground Floor



Cottage/Barn First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## Cheshire & North Wales

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