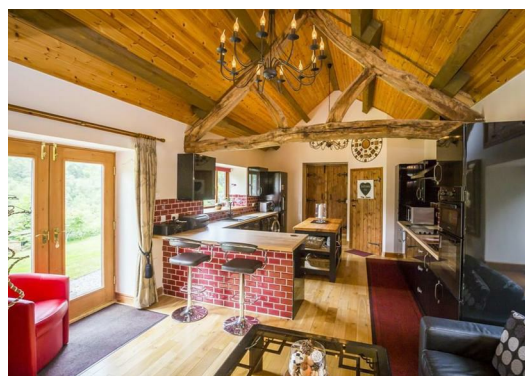




Wright Marshall
Estate Agents

**TYN Y COED, FAERDREF, CYNWYD, CORWEN
LL21 0NE**

ASKING PRICE £650,000



A delightful four bedroom period property set within large gardens with stunning open views.

The property has an attached paddock and useful outbuildings.

Tyn-Y-Coed is a beautiful detached property which originally dates back to 1677 and has been tastefully and sympathetically renovated by the current owners. Occupying a peaceful and idyllic location there is huge scope with a range of outbuildings and detached two-storey coach house which (subject to the relevant planning) would make a fantastic holiday cottage.

The south facing property offers panoramic views the property benefits from landscaped gardens, a courtyard and one acre paddock and is located just ten minutes from Corwen.

This property needs to be viewed to fully appreciate all which is on offer.

ENTRANCE PORCH/UTILITY ROOM

Entered via a timber door with glazed panel, this bright room has a double glazed window and two velux roof windows and is fitted with a range of base units with work surface over. With space for appliances and plumbing for a washing machine, tiled flooring and a stable door opening to the kitchen.

SECOND KITCHEN

The recently fitted kitchen offers a good range of high gloss wall, base level and draw units with complimentary worktop surfaces over. Having space for appliances, a stainless-steel sink and drainer unit with mixer tap and a tiled splash back. With tiled flooring and a door leading to the living room.

LIVING ROOM

A beautiful and warm room which offers both character and charm, with a large feature inglenook fireplace with cast iron multi fuel burning stove which sits on a stone hearth with heavy timber mantle. Attractive ceiling beams, wood effect flooring, television point and a radiator. With upvc double glazed window and french doors opening to the garden. A staircase rises to the first floor.



DINING ROOM

With a upvc double glazed window, solid oak flooring, a radiator and pine double doors opening into



OPEN PLAN KITCHEN/FAMILY ROOM

This beautiful kitchen features a vaulted ceiling with original feature roof trusses and offers a fantastic open plan space. Fitted with a fantastic range of high gloss wall and base level units with complimentary worksurfaces over which incorporate a breakfast bar. There is a central island.

Integrated electric double oven and grill, four ring halogen hob with large extractor overhead. There is an inset composite sink and drainer unit with mixer tap, tiled splash back and space for appliances.

A solid oak floor and double glazed window offers some stunning countryside views.

The living area has both a double glazed window and French doors which open out to the garden, with a solid oak floor and radiator.



MASTER BEDROOM

A large and bright double bedroom which is situated on the ground floor, with a vaulted ceiling, solid oak flooring, television point, a radiator. With two double glazed windows either side of french doors open to a raised decked seating area overlooking the rear courtyard.



BEDROOM FOUR

A double bedroom with a upvc double glazed window and a radiator.

SHOWER ROOM

Shower Room & WC

Fitted with a tiled corner shower unit, low level wc and hand wash basin with attractive vanity unit. Having a vaulted ceiling, tiled floor and part tiled walls, double glazed window, extractor and a heated towel rail.

FIRST FLOOR LANDING

A spacious landing with two upvc double glazed windows, loft access, a radiator and doors to the first floor accommodation.

BEDROOM TWO

A double bedroom with a upvc double glazed window, two useful built in storage cupboards and a radiator.



FAMILY BATHROOM

The bathroom is fitted with a P-shaped bath with glazed shower screen and electric shower over. There is a low level wc and a pedestal wash hand basin. With attractive tiled walls, a feature exposed beam, extractor fan, upvc double glazed window and a radiator.

OUTSIDE

The long sweeping driveway leads to the attractive lawned and landscaped gardens which wrap around the property and offering panoramic views over open countryside. To the rear there is a private courtyard with decked seating area, graveled pathway leads around the perimeter of the property and gives access to the one acre paddock area. There is a hard standing parking area along with the driveway which provides parking for several vehicles.

OUTBUILDINGS

INNER HALL

Having wood effect flooring and a solid timber door which leads to the rear garden.

THE OLD COACH HOUSE

A two-storey building with pitch slate roof offering excellent potential to be developed into an additional dwelling.



BEDROOM THREE

A double bedroom with a double glazed window to the gable end, a built in wardrobe and a radiator.

THE OLD DAIRY

Currently divided into different rooms including an office and music studio. This space provides potential to be converted into additional living space or separated dwelling(s)

STORE ROOM

With wood effect flooring, loft access and window.

OFFICE ONE

Currently used as a studio, with sound proofing, power, lighting and a window to the front.

OFFICE 2

With sound proofing, wood effect flooring, recessed spot lights and window.

DESCRIPTION

Occupying a peaceful and idyllic rural location with remarkable panoramic views over open countryside, fields and mountains, Tyn-Y-Coed is a beautiful detached property which originally dates back to 1677. Having been tastefully and sympathetically renovated by the current owners, including the conversion of the attached barn, the property offers a perfect blend between modern and character, retaining many original features including exposed stonework and original roof trusses.

The property offers versatile living accommodation due to having a ground floor bedroom and shower room along with two kitchens, the barn conversion could be utilized as a separate annex or holiday cottage. The accommodation briefly comprises, entrance porch/utility room, there is a recently fitted kitchen, living room with inglenook fireplace, separate dining room, large open plan kitchen/living area with vaulted ceilings, a master bedroom and completing the ground floor is a modern shower room. To the first floor there is a spacious landing. family bathroom with three piece white suite and three further double bedrooms all with beautiful views.

Outside the property offers scope for further development, with a range of outbuildings which could possibly be converted.

The Old Dairy has been split and is currently used as an office and studio, while the two-storey stone Coach House could be an potential project.

The property benefits from being south facing, there is a one-acre paddock, wrap-around gardens and a lovely courtyard area

Located within a small village, approximately ten minutes from Corwen, where there is a range of shops, primary and secondary schools and a range of amenities. Major road networks are within easy reach and the likes of Chester and Wrexham are around 30-40 minutes drive.

AGENTS NOTES

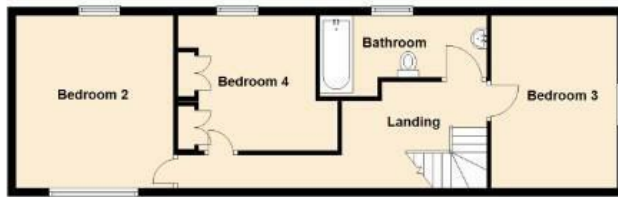
- Newly fitted septic tank (January 2021)
- Part new windows (June 2021)
- Newly fitted oil boiler (June 2021)



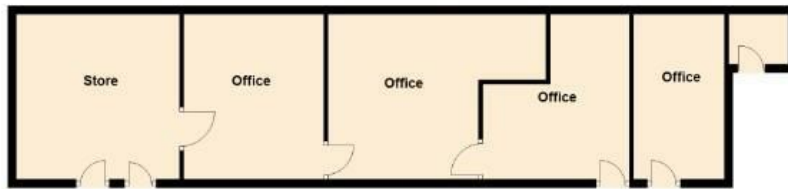
Ground Floor
Approx. 106.7 sq. metres (1181.2 sq. feet)



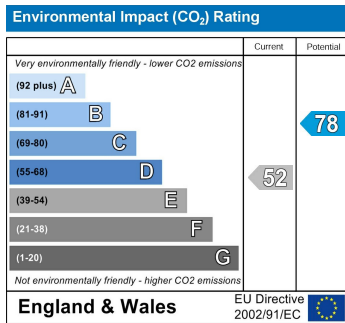
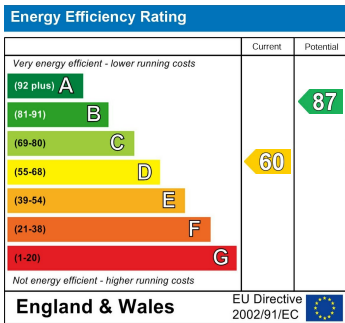
First Floor
Approx. 82.0 sq. metres (883.8 sq. feet)



Outbuilding
Approx. 69.5 sq. metres (748.1 sq. feet)



Total area: approx. 239.2 sq. metres (2575.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements