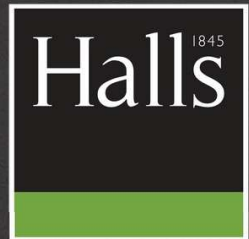




DERWEN

PONTFADOG | LLANGOLLEN | LL20 7AG





DERWEN

PONTFADOG | OSWESTRY | LL20 7AG

Oswestry 10 miles | Glyn Ceiriog 1 mile | Chirk 5 miles | Llangollen 7 miles
(all mileages are approximate)

A substantial detached Ceiriog Valley home with self-contained two-bedroom annexe, generous gardens, outbuildings and far-reaching countryside views.

Substantial detached village residence
Fully self-contained two-bedroom annexe
Approximately 2,436 sq ft in total
Generous driveway parking
Superb Ceiriog Valley views



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Derwen is a substantial detached residence offering a rare combination of main house and self-contained annexe accommodation within the Ceiriog Valley.

The property extends to approximately 2,436 sq ft in total, including outbuildings, and provides a three-bedroom main house together with a fully self-contained two-bedroom annexe.

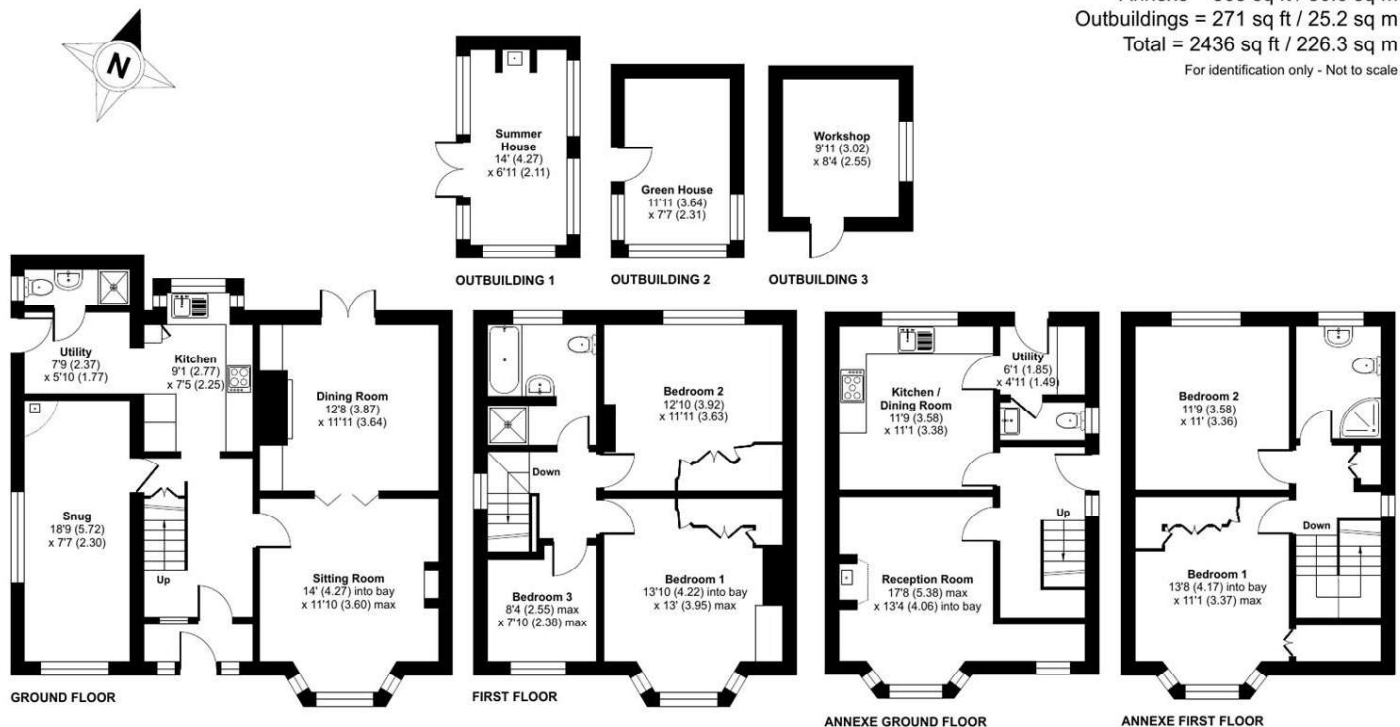
Set within established gardens with generous parking, a summer house, greenhouse and workshop, Derwen offers an excellent opportunity for multi-generational living or those seeking flexible accommodation in a highly attractive rural setting.

ACCOMMODATION

Internally, Derwen provides generous and flexible accommodation arranged across the main house and adjoining self-contained annexe. The principal residence is entered through a welcoming hallway, with the ground floor arranged to include a sitting room with bay window and feature fireplace, a dining room, snug, kitchen, utility and cloakroom facilities. The layout provides a practical balance of everyday family space and more formal reception accommodation, with character features including fireplaces, timber detailing and well-proportioned rooms.

To the first floor of the main house are three bedrooms, including two generous double rooms, together with a family bathroom. The accommodation is traditional, comfortable and well maintained, offering scope for a buyer to enjoy the property as it stands or further personalise over time.

A major feature of Derwen is the adjoining fully self-contained annexe, which materially enhances the flexibility of the home. The annexe has its own kitchen/dining room, reception room, utility and WC to the ground floor, with two double bedrooms and a shower room to the first floor.



Approximate Area = 1297 sq ft / 120.5 sq m
Annexe = 868 sq ft / 80.6 sq m
Outbuildings = 271 sq ft / 25.2 sq m
Total = 2436 sq ft / 226.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1464593



This arrangement makes it especially well suited to multi-generational living, dependent relatives, older children, guest accommodation or those requiring independent home-working or lifestyle space.

The accommodation extends to approximately 1,297 sq ft in the main house, with a further 868 sq ft within the annexe.

Together with approximately 271 sq ft of outbuildings, the property provides around 2,436 sq ft in total, creating a substantial and highly adaptable home.



GARDENS & GROUNDS

Derwen is approached over a generous driveway providing ample off-road parking. The gardens are arranged to take full advantage of the elevated setting, with landscaped terraces, lawned areas and seating spaces positioned to enjoy the surrounding countryside.

To the rear is an additional parcel of land, purchased by the vendors approximately eight years ago, used and maintained as rear garden/orchard land. We are advised that no formal change of use has been obtained and that this land remains agricultural in planning terms. Purchasers should make their own enquiries through their solicitor.

ANNEXE

The self-contained annexe provides particularly versatile additional accommodation, ideally suited to multi-generational living, guest use, dependent relatives or independent home-working space. Arranged over two floors with its own kitchen, reception space and bathroom facilities, it offers a practical degree of separation from the main house whilst remaining seamlessly connected. The annexe also benefits from an EPC rating of C.

SCHOOLING

Local schooling is available in the surrounding villages and nearby towns, with further state and independent options in Llangollen, Oswestry, Ellesmere, Wrexham and Shrewsbury.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

Freehold. The property is held under two registered titles, following the vendors' purchase of additional land to the rear approximately eight years ago.

SERVICES

We understand that the property has the benefit of mains water, electricity, mains sewage/drainage and oil-fired central heating. Purchasers should confirm service connections through their solicitor.

LOCAL AUTHORITY

Wrexham County Borough Council
Tel: 01978 292000

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words ///crab.firebird.fallback

From Chirk, proceed towards Glyn Ceiriog and continue through Pontfadog towards Dolywern. Continue along the valley road, passing through the village, where Derwen will be found set back from the road with driveway parking to the front. Please use the postcode LL20 7AG for satellite navigation.



BOUNDARIES, ROADS & FENCES

The property is held under two registered titles. The additional rear land was purchased by the vendors approximately eight years ago and is used and maintained as rear garden/orchard land.

We are advised that no formal change of use has been obtained and that this land remains agricultural in planning terms. Purchasers should make their own enquiries through their solicitor.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



