



# Cwm Llan

LLANGWM, CORWEN



An extended former  
farmhouse in a secluded  
setting with views of the  
surrounding countryside  
and beyond

## Description

Cwm Llan occupies a peaceful position outside of the village of Llangwm in the foothills of the surrounding pasture land. Standing in isolation, the property is believed to date from the late 19th century and is constructed of part rendered stone under a slate roof. The present owners extended and modernized the property to create further living accommodation and would be suitable either as a permanent residence or for holiday use.

The accommodation is arranged over two floors and includes three well proportioned reception rooms with the Study, Sitting Room and Bedroom 4 being created as part of the extension. From the rear entrance an inner hall leads to a large Kitchen with freestanding units with Rangemaster cooker, sink unit and plumbing for dishwasher and a Utility Room with fitted shelving. The Living Room and Dining Room have character features mainly slate slab flooring, exposed beams and an Inglenook fireplace with slate hearth as this section forms part of the original property. On the first floor there are 3 double Bedrooms and a Bathroom and a 4th Bedroom/Sitting Room being accessed from a separate staircase.

## Accommodation in Brief

- Porch; Living Room; Sitting Room; Dining Room; Kitchen with Dining Area; Study; Utility Room; Cloakroom.
- 3/4 Bedrooms; Second Sitting Room/Bedroom 4; Family Bathroom.
- Front & Rear Gardens; Parking; Garden Store; Rural Views.





## Outside

The property is fronted by a stone built wall and is approached through a 5 bar wooden gate onto a tarmacadamed driveway. To the front of the property is a lawn encompassed by a Beech hedge and a raised decked area incorporating a Hot Tub and the front porch. To the rear of the Cwm Llan is a further garden on a slight incline to provide a raised sitting area. A back path leads around the house to a garden store which is attached to the property and is split into 2 sections with access from both the front and rear.

## Property Information

**Address:** Cwm Llan, Llangwm, Nr Cerrigydrudion, LL21 ORB

**Services:** Private water supply & drainage. Mains electricity. Immersion heater. 3 Telephone line (subject to BT regulations).

**Local Authority:** Conwy Council. Tel: 01492 574000.

Tax Band D - £1077.03 payable 2011/12.

**Viewing:** Only by appointment with Jackson-Stops & Staff.

**Photographs:** Please note that the buildings shown to the left of the property on the front cover are not within the ownership of Cwm Llan.

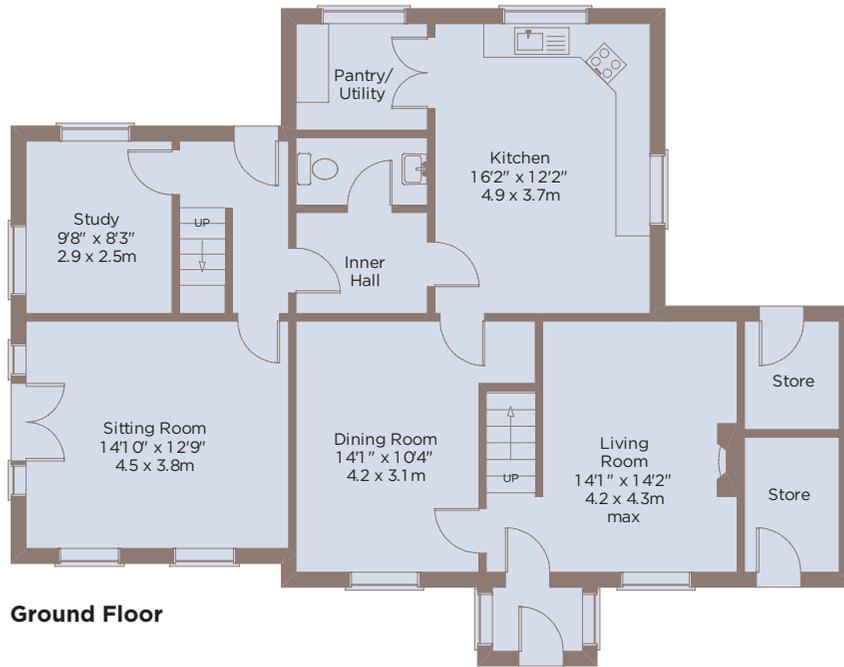
## Location

Cwm Llan is located in an idyllic position at the end of a long track outside of the rural hamlet Llangwm. The A5 is within 1 1/2 miles providing fast access to the market towns of Corwen and Ruthin which provide a range of comprehensive services including shops, pubs and restaurants and beyond to the A483 giving access to Chester, Shropshire and the Midlands. On the recreational front there is an 18 hole golf course, leisure centre with indoor pool, sailing on the lake, extensive walking and mountain biking and an outdoor pursuits centre at Bala as well numerous activities in Betws-y-Coed.

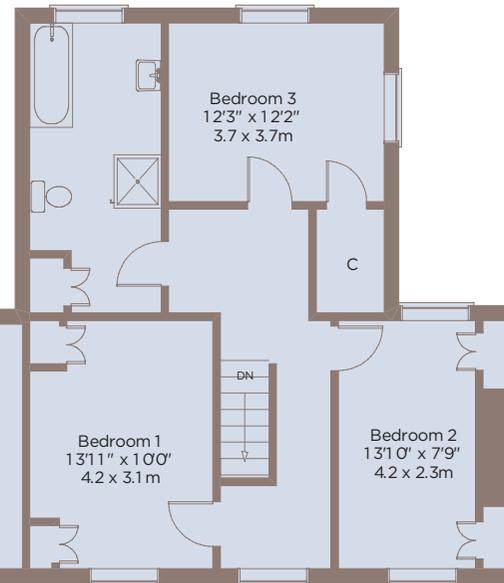
- Llangwm 1/2 mile
- A5 1 1/2 miles
- Corwen 9 miles
- Bala 15 miles
- Ruthin 16 miles
- Chester 35 miles

(distances approximate)





**Ground Floor**



**First Floor**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
49	19	45	38

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

## Directions

To reach the property from Corwen travel west along the A5 passing through Maerdy. After approximately 2 miles turn left signposted Llangwm and then take the next left also signposted for 1/4 mile. Continue along this road for approximately 1 mile entering the village and bear left at the 30mph sign over a small bridge. Climb the hill passing a church on the left turning left after the national speed limit sign at the top of the hill and continue along this road passing through 2 gates and the property will be seen at the end of the track after about 1 mile on the right hand side.

**Important Notice** Jackson-Stops & Staff, their clients and any joint agents give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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