



Springbank, Birch Hill,
Llangollen, Denbighshire LL20 8LN

**Bowen Son
and Watson**

with **Kent Jones**

Springbank, Birch Hill Llangollen, Denbighshire LL20 8LN

A beautifully proportioned and fabulously appointed detached Victorian residence enjoying an elevated position with views from the forward rooms to Castell Dinas Bran.

The property has been skilfully and diligently refurbished by the current owners, retaining the original character as well as delivering an exceptional and contemporary family home.

The property will stand up to the very highest expectations as the quality of workmanship and finishing details are extensive and to a level, detail and specification not found in the modern era.

Wonderful and truly exceptional. Viewing essential. EPC Rating -Band C (75)

The Accommodation

(with approximate room dimensions) on The Ground Floor comprises :-

Canopy Porch

to:

Reception Hall

26' 6" x 7' 1" (8.07m x 2.16m)

Approached through a period door. Original and refurbished tessellated flooring finished in terracotta with inlaid detail and having contrasting border tiling. Two period radiators. Cornice finish to ceiling. Wall-lighting. Pitch-pine newel post and banister rail to staircase off. Door-chimes. Stainless steel double sockets. Ground floor central heating thermostat.

Atrium Feature

7' 3" x 7' 3" (2.20m x 2.20m)

Double glazed back door. Porcelain tiling to floor. Period style radiator. Wall-lighting. Tall, feature double glazed lead-lighted and stained glass window. Electric under-floor heating. Stainless steel double socket. Door providing access to Cellar.

Drawing Room

17' 7" x 13' 0" (5.36m x 3.97m)

Full-height feature side window. Solid oak flooring. Reclaimed original slate to hearth and surround of recessed cast-iron log-burning stove having oak beam over. Wall-lighting. Cornice finish to ceiling. Two feature upright radiators. Fitted white wooden shutters to period bay window. Stainless steel double sockets. All media points (Sky, telephone, Internet)

Kitchen

14' 6" x 13' 7" (4.43m x 4.13m)

Superbly appointed with flush-fitting grey toned units set beneath white solid stonework surfaces including matching breakfast bar having feature oak-trimmed surround. There is a deep stainless steel sink unit with mixer monobloc attachment with drainer cut into the adjoining stone. The base storage cupboards feature a curved corner with

carousel and there is an integrated dishwasher together with wide and deep soft-close drawers. There is a larger bank with twin sliding units having a central space for an "American" style double refrigerator, which is plumbed for water and ice. The floor is finished with porcelain tiling whilst there is a cooker bank with deep drawers below and storage above featuring stainless steel ovens - two ovens together with integrated microwave and steam oven. Suspended wall cabinets with feature glass internal shelves having back-lighting so that there is illumination below onto the work surfaces. There is an inset induction hob which provides adaptable zone cooking. Kick-board lighting. Stainless steel double sockets. Electric under-floor heating. Feature upright radiator. Stainless double sockets. Ceiling heat detector. Full-width sliding bi-fold doors to outside.

Period Style Pantry

5' 10" x 4' 5" (1.78m x 1.35m)

Fitted with stainless steel surface and storage having inset sink unit with painted timber finished shelving and pigeon-hole storing above. Stainless steel double sockets. Open plan aspect to:

Dining Room and Day Room

18' 4" x 13' 7" (5.58m x 4.15m)

Finished with solid oak flooring. Cornice finish to ceiling. Two feature upright radiators. Feature full-height side window. Full-height windows to bay having white, wooden shutters. Focal-point fire. all Media Points.

Utility Room

11' 5" x 8' 6" (3.48m x 2.60m)

Extensively fitted with contrasting grey/white finished units comprising a composite one-and-a-half-bowl single drainer sink unit set into base storage cupboard having adjacent space with plumbing for an automatic washing machine and space for a tumble dryer. Separate base storage cupboards featuring deep drawers. Laminate timber effect topped work surfaces. Corner storage containing wall mounted "Worcester" gas fired central heating boiler with megaflo high pressure hot water storage vessel. Space for fridge/freezer. Porcelain tiling to floor. Two, feature radiators, electric under floor heating. Stainless steel double sockets Heat detector. Cornice finish to ceiling.



Shower Room

7' 3" x 5' 4" (2.22m x 1.63m)

Fitted with a contemporary white suite having a range of chrome finished fittings comprising a close flush w.c., circular bowl wash-stand style sink unit together with corner shower tray having electric shower fitted above. Porcelain tiled flooring. Marble effect tiling to walls having chrome finished edge-strips and tiling finished with combinations of five tiles. Wall-lighting. Radiator. Airing cupboard and electric under floor heating.

On The First Floor:

Two-Thirds Landing

having feature oak and glazed divide to Atrium Feature with oak beam effect above.

Main Landing

14' 1" x 7' 1" (4.30m x 2.16m)

Wall-lighting. Radiator. Smoke alarm. Door-chimes. First floor central heating thermostat. Stainless steel double socket.

No. 1 Bedroom

14' 2" x 13' 0" (4.31m x 3.97m)

Ornamental period fireplace. Ceiling speakers for integrated music system. Feature tall side window. Front window having outlooks to Dinas Bran Castle. Feature radiator underneath window. Feature timber laminate finished flooring. Radiator. smoke alarm. Bedside, stainless steel double sockets with USB charge points. All media points

Inner Lobby

6' 1" x 3' 3" (1.86m x 1.00m)

Stainless steel double socket.

Dressing Room

9' 4" x 6' 1" (2.84m x 1.86m)

with fully fitted shelving and hanging space. Radiator, Stainless steel double socket.



En-Suite Bathroom

12' 4" x 7' 11" (3.76m x 2.41m)

Fabulously appointed with modern suite finished with high gloss contrasting grey toned tiling comprising a concealed flush w.c., wash stand unit with sculpted free-standing double-ended bath. Ceiling spotlights. Ceiling speakers. Double glazed window. Period style radiator. Glazed block and partition to full walk-in shower with fitted deluge rain-head. Fitted illuminated mirror. Ceiling speakers for integrated sound system. Electric shaver point.

Study

9' 8" x 7' 1" (2.94m x 2.15m)

Fitted workstation with base and wall storage. 3 double sockets built into trunking above workstation and 3 stainless steel double sockets below workstation. 3 internet access points. Feature radiator.

No. 2 Bedroom

14' 9" x 13' 9" (4.50m x 4.18m)

Feature radiator. Feature tall window to side elevation. Stainless steel double sockets. Smoke alarm. All media points

No. 3 Bedroom

13' 8" x 12' 7" (4.16m x 3.84m)

Laminate timber effect flooring. Stainless steel sockets Feature radiator.

Shower Room

9' 9" x 4' 5" (2.96m x 1.35m)

Fitted with a close flush w.c., wall mounted wash hand basin and double-width shower having aqua panel marble effect finished enclosure with glazed screen. Contrasting wall tiling. Range of chrome finished fittings. The shower has a deluge over-head shower together with body jets. Ceiling spotlights. Extractor fan. Illuminated mirror. Recessed linen shelving. Radiator.

On The Second Floor:

Two-Thirds Landing

Large feature Velux window up above.



Main Landing

Wall-light points. Loft access-point to fully boarded roof space. Feature radiator. Central heating thermostat for second floor.

Lounge/bedroom

14' 10" x 13' 0" (4.52m x 3.96m)

Return windows. Laminate timber effect flooring. Focal-point fireplace. Exposed ceiling purlins. Views to Dinas Bran Castle. Stainless steel double sockets. All media Points

No. 4 Bedroom

13' 8" x 12' 8" (4.17m x 3.87m)

Laminate oak effect flooring. Feature radiator. Stainless steel double sockets Exposed purlins.

No. 5 Bedroom

14' 2" x 13' 1" (4.31m x 4.00m)

Medium oak laminate flooring. Views to Dinas Bran Castle. Feature radiator. Exposed ceiling purlins. Stainless steel double sockets. Ceiling speakers.

Study

9' 9" x 7' 0" (2.96m x 2.13m)

Laminate timber effect flooring. Stainless steel double sockets. 5 double sockets. 3 network points and telephone point. Feature radiator

Shower Room

9' 10" x 4' 6" (3.00m x 1.37m)

Fitted with a modern suite comprising a close flush w.c., vanity wash basin and double-width shower tray. Grey toned tiling. Thermostatic shower above. Slate effect flooring. Wall mounted illuminated mirror. Electric shaver point. Feature radiator. Linen cupboard off.

No. 7 Bedroom

13' 1" x 7' 10" (3.99m x 2.40m)

Ceiling purlin. Radiator. Double glazed window.



Bathroom

9' 4" x 5' 7" (2.85m x 1.70m)

Fitted with a three-piece white suite comprising a close flush w.c., wash hand basin and shower tray with aqua panel surround and glazed shower screen with thermostatic shower fitted above. Double-ended panelled bath. Wall mounted illuminated mirror. Radiator. Contrasting tiling to walls. Range of chrome finished fittings. Ceiling spotlights. ceiling speakers. Electric shaver point.

Outside:

From the highway there is a large Parking Forecourt with steps up to sun patio, planting and seating with views towards Castell Dinas Bran. To the side there is a part excavated grassy bank, and stone walling with access to rear storage areas at the back of the property. Outside tap and coach lighting. The plot extends to approximately 0.19 acres.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "G".

Agents Note:

The vendor of the property is a Member of Staff of Bowen Son and Watson. Initial enquiries and viewings can be arranged through the Llangollen office. Offers can be made via the Wrexham office.



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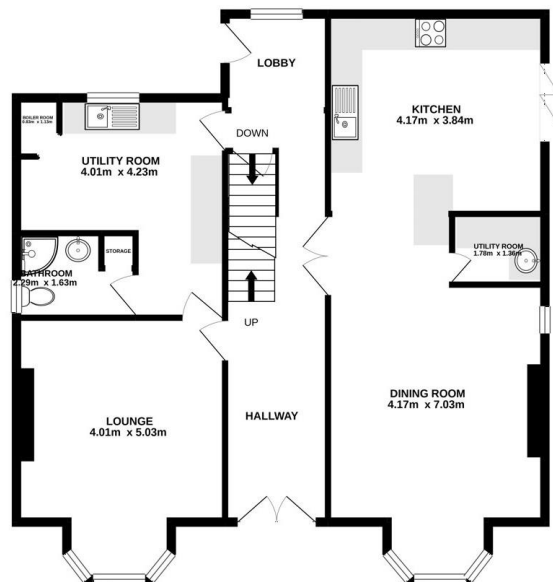
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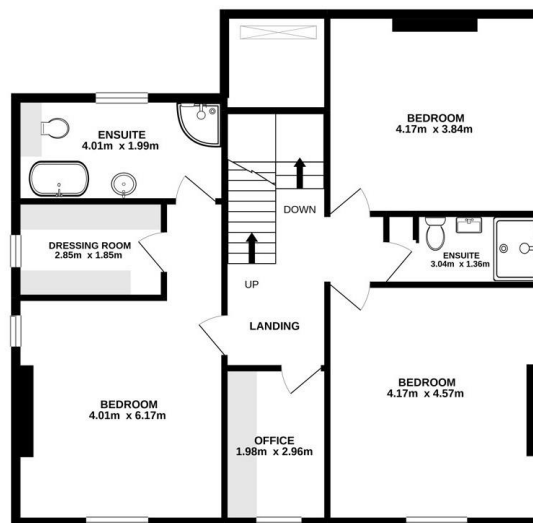
No. 1 En-suite



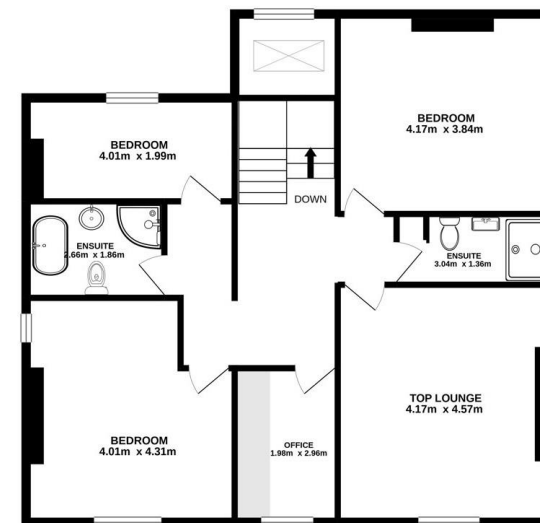
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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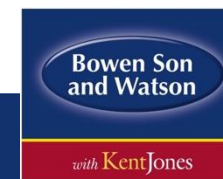
AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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