



Penrhiw Fawr, Cyffylliog, Ruthin, LL15 2BT

Guide Price £475,000

An attractive and unique 4 bedroom detached family home standing within spacious grounds extending in total to approximately 0.43 acres (0.17 hectares) occupying a most delightful rural yet convenient position on the outskirts of the popular village of Cyffylliog and enjoying far reaching views of open countryside and beyond. The property benefits several well maintained traditional and modern outbuildings with the former shippon benefiting full planning permission to be converted into a single dwelling unit (planning reference 14/2004/1373PF).

Accommodation :- Front Entrance, Porch, Lounge, Utility Room, Toilet Room, Sitting Room, First Floor, Landing, 4 Bedrooms & Bathroom/WC.

FOR SALE BY PRIVATE TREATY

Telephone No : 01745 812049 Email : enquiries@cloughco.com

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated in an elevated position benefiting impressive views of open countryside and beyond and is located on the fringes of the scenic village of Cyffylliog offering village amenities to include public house and restaurant. The market towns of Ruthin and Denbigh are approximately 4 miles and 7 miles distant which provides further leisure, shopping and schooling facilities.

From our Ruthin office take the first exit off the roundabout onto to the A525 (Denbigh Road) then take a right turn onto the B5105 road towards Cerrigydrudion, proceed along this road and take the second exit off the roundabout. Turn right signposted Bontuchel and continue on this road for approximately 1 3/4 miles until you reach the village of Bontuchel. At the village take a right signposted Llanrhaeadr driving over the bridge and keep left, take the first left then keep left. At the 'T' junction turn right and property can be seen on your left hand side signposted Clough & Co for sale board.



DESCRIPTION

A very well maintained and genuine detached property occupying a prominent position situated in a peaceful yet convenient location. The property is in good order throughout and includes a wealth of potential and maybe of interest to a wide spectrum of purchasers to include those seeking a family home, equine enthusiasts or investors. The property includes practicable and useful traditional and modern outbuildings which maybe utilised for a variety of purposes one of which benefits full planning permission to be converted into a single dwelling unit (planning reference 14/2004/1373PF). The property stands in 0.43 acres (0.17 hectares) of which can be allocated as a spacious garden or small paddock. The property benefits good WIFI and broadband. **VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.**

Please visit our Facebook page to view the drone footage.

The accommodation briefly comprises :-



FRONT ENTRANCE

PORCH

With timber floor

LOUNGE

24'9" x 12'3" (7.56m x 3.75m)

Occupying a stone feature with slate hearth fireplace together with log burner, open beamed oak ceiling, spacious room, carpeted floor and two central heating radiators, door to :-



UTILITY ROOM

13'6" x 6'0" (4.13m x 1.83m)

Having plumbing for washing machine, fitted wall units and carpeted floor.



TOILET ROOM

Carpeted floor, wc and access to outside

DINING ROOM

12'4" x 6'10" (3.76m x 2.09m)

With window to front and rear aspect, carpeted floor, central heating radiator and door to :-



KITCHEN

20'1" x 5'7" (6.13m x 1.71m)

Having stainless steel sink unit, hot and cold tap, timber floor and wall units, partly tiled walls, tiled floor, window to side aspect benefiting impressive views and central heating radiator.



LANDING

Carpeted floor, window to rear aspect and central heating radiator.

BEDROOM 1

10'1" x 9'4" (3.08m x 2.85m)

Window to front aspect benefiting impressive views, storage cupboard, oak beamed ceiling, carpeted floor and central heating radiator.



BEDROOM 2

15'4" x 9'6" (4.69m x 2.90m)

Fitted wardrobes, access to loft, window to front aspect, carpeted floor and central heating radiator.



BEDROOM 3

9'6" x 6'7" (2.90m x 2.02m)

Fitted cupboard, window to rear aspect, carpeted floor and central heating radiator.

BEDROOM 4

14'4" x 6'9" (4.37m x 2.06m)

Fitted gun cabinet, window to side aspect benefiting impressive views, oak beamed ceiling, carpeted floor and central heating radiator.



BATHROOM/WC

15'3" x 5'10" (4.67m x 1.80m)

Avocado suite comprising low level wc, panelled bath, pedestal wash hand basin with free standing shower cubicle with Triton electric shower, window to rear aspect, airing cupboard, central heating radiator and carpeted floor.



OUTSIDE

Penrhiw Fawr occupies spacious grounds providing ample parking area and large garden/paddock



OUTBUILDINGS

Attached spacious workshop/garage.

Stone built former shippon currently utilised as log store, kennels and office benefiting full planning permission.

Steel portal frame modern outbuilding.



SERVICES

We are given to understand that Mains Electricity, Mains Water and Septic Drainage serve the dwelling and the property benefits oil fired central heating. NB THE AGENTS HAVE

NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

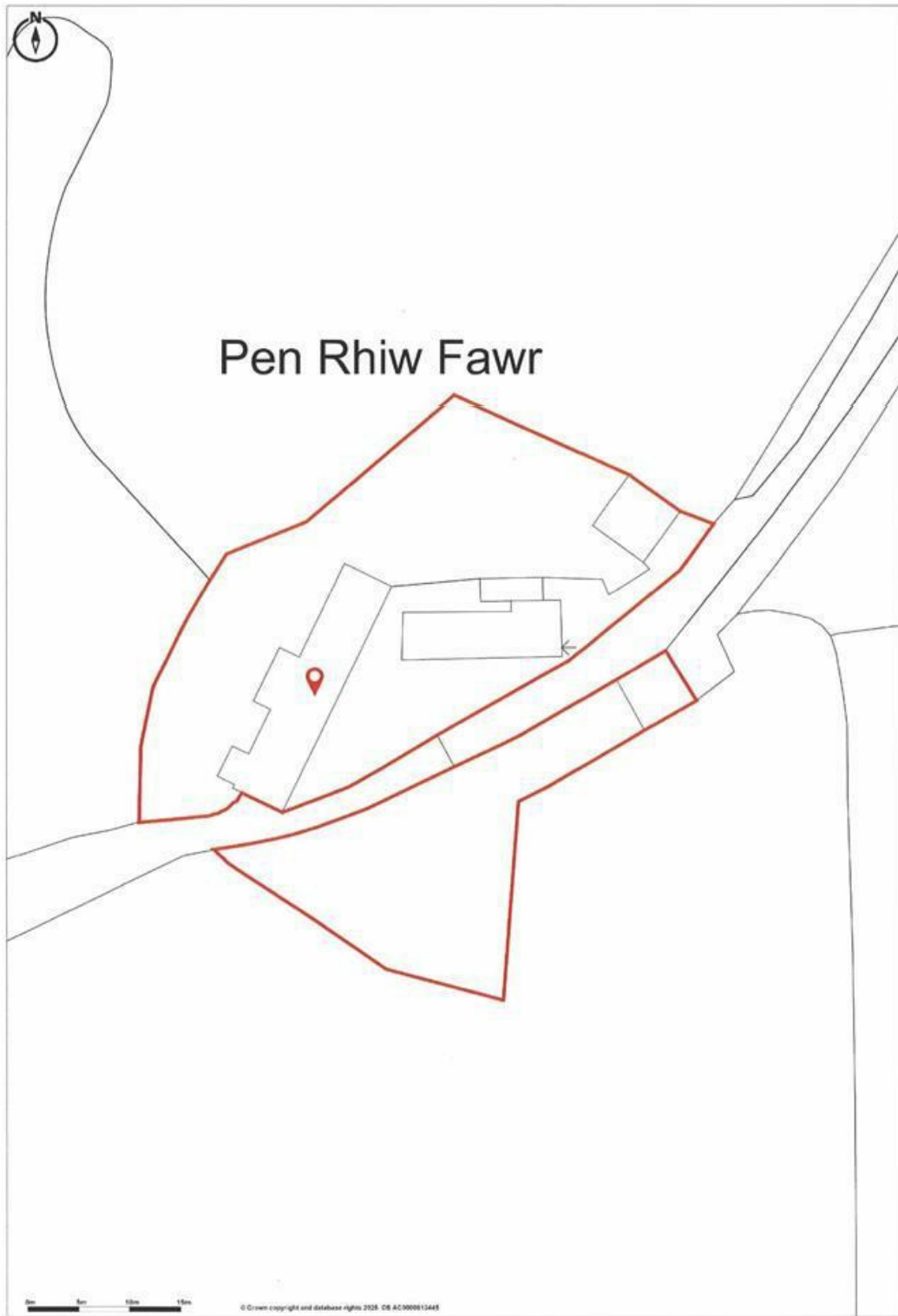
These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:500. Paper Size - A4

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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