

Craig Goch Ucha Mynydd Du, Eryrys, Mold, Denbighshire, CH7 4BR



GROSS INTERNAL AREA  
FLOOR 1 1,532 sq.ft. FLOOR 2 356 sq.ft.  
EXCLUDED AREAS : DOUBLE GARAGE 353 sq.ft.  
TOTAL : 1,889 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Craig Goch Ucha Mynydd Du  
Eryrys, Mold, Denbighshire  
CH7 4BR

Price  
£645,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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A charming three bedroom detached period cottage with three reception rooms and double garage, set within approximately 3.57 acres, in a peaceful rural environment with exceptional views over surrounding rolling countryside. Positioned at the end of a private track some six miles from Mold and only 18 miles from Chester. This immaculately appointed property, reputed to originate from the 17th century, has benefitted from extensions to provide a very adaptable home retaining a wealth of the original features whilst incorporating modern amenities. In brief comprising; conservatory, snug with inglenook fireplace and log burner, dining room, spacious lounge, newly refitted kitchen/breakfast room, utility room, principal bedroom with en suite, two further bedrooms, a modern bathroom and a adaptable landing/study area. Double glazing and oil fired heating. Ample off road parking, substantial attached double garage, private walled gardens and grazing land divided into three interconnecting paddocks.



## LOCATION



Craig Goch Ucha is located in an enviable rural setting amidst beautiful rolling countryside, about 0.7 mile from the small village of Eryrys. The village is centred around the popular Sun Inn and community centre and there is a primary school close by. Both local towns of Mold and Ruthin provide a comprehensive range of shops for most daily needs, secondary schools and leisure facilities and the area is ideally located for those needing to commute to the larger centres of employment. A footpath adjacent to the property provides access into Nercwys Forest with its numerous country walks, mountain bike trails and bridleways.

The cottage provides a very versatile home with a wealth of character and charm normally associated with period cottages, with beamed ceilings and an inglenook fireplace, whilst incorporating modern amenities. Recent improvements include a refitted kitchen and the installation of a new septic tank in 2022.

## THE ACCOMMODATION COMPRISES:

### CONSERVATORY

2.92 x 2.77 (9'7" x 9'1")



A modern UPVC conservatory style entrance with UPVC double

glazed windows and matching french outer doors, tinted double glazed roof, tiled floor and part glazed wood panelled inner door to the snug.

### SNUG

3.89 x 3.66 overall (12'9" x 12'0" overall)



Double glazed window to the front with views, feature stone wall with inglenook with exposed beams, polished granite hearth and log burner. Black painted beamed ceiling, radiator and turned staircase to the first floor accommodation with storage cupboard beneath. Traditional pine interior door to the dining room.



## DIRECTIONS

From the Agent's Mold Office proceed along Wrexham Street, passing the Alun High School on the right hand side and take the right handed turning thereafter signposted for Nercwys/Eryrys. Follow the road under the by-pass and take the next right handed turning signposted again for Nercwys/Eryrys. Follow this road up the hill and after approximately four and a half miles until reaching Eryrys and immediately passing the village sign, take the first left turning onto the minor country lane. Follow the lane for approximately a third of a mile and take the left turning onto the unmade track denoted by the public footpath sign on the bottom left hand corner. Follow the track up the hill whereupon the property will be found at the far end.

## ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF



## OUTSIDE



The property is located in a private setting surrounded by open countryside and with views across to the Nercwys Forest. A gravelled drive extends across the front of the property, providing access to the garage and to a wide parking/turning area at the far end for several vehicles. Low stone walling extends to the edge of the drive together with lawned areas with various mature trees and bushes. There is a timber gate to the end of the drive providing vehicular access into the fields.



## REAR GARDEN



To the rear is a tiered lawned garden with random stone walling to the boundaries, various established trees and a modern timber shed. In addition, there is a secluded stone walled patio area to the top right hand corner of the garden, as well as a further lower brick paviour patio to the rear of the cottage. Security lights and tap.

## LAND



Adjoining grazing land divided into three enclosures extending to the front and side of the property, providing ideal grazing land for a small number of livestock or horses.

## AGENT'S NOTE

New private septic tank installed in 2022.

A public footpath exists along the first section of the drive where a stile provides access into the field. Please note the footpath does not extend across the front of the property itself.

## COUNCIL TAX

Denbighshire County Council - Council Tax Band G.

## TENURE

Understood to be Freehold

## DINING ROOM

3.51 x 3.35 (11'6" x 11'0")



A versatile room with double glazed windows to the front and side elevations with views over the surrounding countryside, black painted beamed ceiling, wall light points, shelved alcove, radiator and brick fireplace with quarry tiled hearth and shelving into two recesses.

## INNER HALL

Split-level floor and radiator.

## KITCHEN/BREAKFAST ROOM

4.24 x 3.10 extending to 4.27 into recess (13'11" x 10'2" extending to 14'0" into recess)



Refitted in recent years with an attractive range of shaker cream fronted base and wall units with light wood effect worktops with tiles splash backs and inset sink unit with mixer tap. Integrated appliances comprising a Belling touch control ceramic hob with stainless steel extractor hood and double electric oven beneath. Voids for fridge and freezer, under cupboard lighting, tiled floor, radiator, two double glazed windows and Velux double glazed roof light providing an abundance of natural lighting. A three-quarter glazed door leads through to the rear hallway.



## REAR HALLWAY

UPVC double glazed window and matching exterior door to the patio and garden. Radiator and doors leading off to the lounge, principal bedroom and utility room.

## LOUNGE

4.42 x 4.32 (14'6" x 14'2")



A well proportioned room with two double glazed windows to the front enjoying far reaching views over the surrounding countryside and beyond. Feature oak fireplace with marble inset and hearth



and log effect electric fire. TV aerial point, dado rail and two radiators.



### BEDROOM ONE

4.52 x 3.25 (14'10" x 10'8")



A spacious principal bedroom with two double glazed windows to the front with views, recessed ceiling lighting with coved ceiling, deep double built-in wardrobe, telephone point and radiator. Door to the en suite.



### EN SUITE SHOWER ROOM

2.69 x 1.68 (8'10" x 5'6")



A large en suite shower room fitted with a white suite comprising tiled shower enclosure with Mira mains shower unit and folding screen, pedestal wash basin and low flush wc. Part tiled walls, tiled floor, chrome towel radiator, further radiator, extractor fan and double glazed window.

### BEDROOM THREE

4.01 x 2.08 (13'2" x 6'10")



Double glazed window to the rear and radiator.

### BATHROOM

3.71 (max) x 1.45 (12'2" (max) x 4'9")



Fitted with a modern suite comprising tiled panelled bath with mixer tap and mains shower, vanity wash basin unit with mixer tap and wood effect cabinets beneath and low flush wc. Attractive fully tiled walls, tiled floor with electric underfloor heating and built-in linen cupboard with slatted shelving. Recessed ceiling lighting, contemporary chrome towel radiator and small double glazed window with frosted glass.

### UTILITY ROOM

2.74 x 1.70 + corridor (9'0" x 5'7" + corridor)  
uPVC double glazed window and uPVC internal door to the garage. Fitted worktop, plumbing for washing machine and space for tumble dryer. Tiled floor and radiator.

### FIRST FLOOR

### LANDING/STUDY/DRESSING ROOM

3.84 x 3.43 + wardrobes (12'7" x 11'3" + wardrobes)



A spacious and versatile landing/study area which could also be used as a dressing room. Low level double glazed window to the front with views, exposed black painted purlins, radiator and modern range of wardrobe units to one wall with light cream door

fronts, hanging rails and shelving. An internal door leads through to the second bedroom.



### BEDROOM TWO

3.53 x 3.48 (11'7" x 11'5")



A double sized room with low level double glazed window to the front with views, black painted purlins, low level recess and radiator.

### DOUBLE GARAGE

5.72 x 5.69 (18'9" x 18'8")

A substantial double garage with twin double doors, power and light installed, range of fitted cupboards to one wall with single drainer stainless steel sink unit and Worcester oil fired central heating boiler.