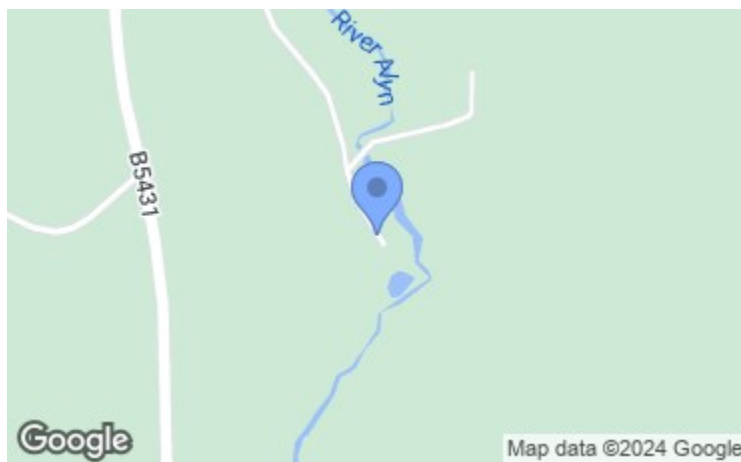


GROSS INTERNAL AREA
 FLOOR 1: 2767 sq. ft. FLOOR 2: 1332 sq. ft.
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 16 sq. ft.
 BALCONY: 84 sq. ft.
 TOTAL: 4099 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	79
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
 Tel: 01352 751515
 Email: mold.sales@cavmail.co.uk
www.cavendishproperties.co.uk



Rhyd Isa Farm Llandegla Road
 Llanarmon-Yn-Ial, Mold, Denbighshire
 CH7 4QX

Price
£875,000

SUPERB COUNTRY RESIDENCE IN APPROX 4.1 ACRES *PEACEFUL RURAL SETTING *GAMES ROOM AND ORANGERIE
 An impressive five bedroom detached country residence standing in an idyllic setting, within a mile of the picturesque village of Llanarmon Yn Ial, amidst beautiful open countryside. Standing within grounds extending to approximately 4.1 acres with a large pond, private gardens and land alongside the River Alyn. Approached over a long private drive, the property enjoys considerable privacy and seclusion whilst being ideally placed for ease of access to the larger commercial centres of the North West, including Chester, Wrexham, Liverpool and Deeside. Rhyd Isa Farm has been greatly extended to provide a spacious and adaptable family home of considerable character with two staircases, an excellent games room/reception room, lounge with vaulted ceiling and multi-fuel stove, a cosy sitting room, orangerie, a large farmhouse style kitchen and utility room. There is also a study and cloakroom to the ground floor, whilst to the first floor there is master bedroom suite with balcony and en-suite shower room, four further good sized bedrooms and family bathroom. Detached double garage with large loft room, informal gardens, pond with summer house and land with footbridge over the river.

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.
 Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



The property is located at the end of a minor no-through lane and is surrounded by beautiful open countryside on the foothills of the Clwydian Hills, AONB, approximately 8.5 miles from Mold and 19.5 miles from Chester. The River Alyn runs through the grounds and a particular feature is the impressive pond with an abundance of wildlife. There is also a sizable summer house, greenhouse and vegetable garden with polytunnel. The village is centred is around the historic parish church and highly regarded community run inn and shop, and a popular primary school is nearby. On a recreational front, the area is renowned for its scenic walks along Bryn Alyn and the Clwydian Range including Moel Famau and the famous Offas Dyke path. Noted secondary schools are available both in Ruthin and Mold and independent schools to include Kings and Queens Schools in Chester. A direct train service from Chester to London (Euston) takes approximately 2 hours and both Liverpool and Manchester International airports are usually within an hours drive.

THE ACCOMMODATION COMPRISES:

Oak panelled double glazed/leaded effect twin doors to:

L-SHAPED RECEPTION HALL



A large 'L' shaped Reception Hall with double glazed windows to the rear with views over the gardens, white spindled staircase to the first floor with storage cupboard beneath, herringbone wood block floor, display alcoves with feature lighting, two double panelled radiators, exposed stone walling and built-in shelved cupboard.

GAMES ROOM/OPTIONAL RECEPTION ROOM

4.78m x 8.81m (15'8" x 28'11")



A large versatile room with double glazed window to the front and with matching double glazed French doors to the rear leading out to the garden. Solid oak flooring, decorative coved ceiling, light tone marble fireplace with electric coal effect fire, wall light point and two double panelled radiators.

LAND



From the rear garden a gate leads through to additional land which the River Alyn meanders through, which provides a delightful and tranquil setting with numerous mature trees and a wild meadow area. A foot bridge crosses the Alyn to the meadow.



TENURE

Understood to be Freehold.

AGENTS NOTE

Denbighshire County Council - Council Tax Band F.

Private drainage and mains water supply.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter Ruthin Road and on reaching the outskirts of town take the second exit off the roundabout onto the A494 Ruthin Road. Follow the road up the hill through Gwernymynydd and thereafter Cadole and the village of Llanferres. After a further 0.5 mile take the left fork signposted Llanarmon Yn Ial and Graianrhyd. Continue on this road for some 2 miles and take the right turning

signposted Llanarmon Yn Ial village. On entering the village proceed past The Raven Inn and village shop, following the road around the church and follow the road out of the village in the direction of Llandegla. Follow the road for approximately 0.5 mile, up the hill and take the next left turning thereafter into the minor lane, denoted by the 'No Through' sign. Take the first right and follow the lane to its furthest point whereupon the entrance of the property will be found immediately ahead.

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/CC

Amended JH

FRONT GARDEN



A twin gate from the driveway leads to an enclosed front garden area with brick edged lawn, brick paved pathways and gravelled walkway with gate leading through to the pond and further garden areas to the rear. To the front of the garden is a circular raised flower bed/water feature.

DETACHED DOUBLE GARAGE

6.88m x 5.46m (22'7" x 17'11")



With electric up and over door, side door, double glazed window, power and light installed and an internal staircase leading to:

LOFT ROOM/GYM

6.88m x 5.44m maximum to the wardrobes (22'7" x 17'10" maximum to the wardrobes)

Laminate flooring, a range of fitted wardrobe units with mirrored sliding doors, power points.

REAR GARDEN

To the rear there is a large private garden which is divided into two sections with part lawned and large paved areas with dividing walling, raised borders and a delightful pergola walkway. To the rear there is a further lawn which borders onto farmland and enjoys far

reaching views over the surrounding countryside. The garden includes a large mature 'monkey puzzle' tree, poly-tunnel (21' x 17'9"), raised vegetable beds and soft fruit cage. A gazebo provides a pleasant walk way to the pond. Outside taps and lights.

POND



Located to the rear of the property is a large pond which provides a delightful setting with an abundance of wildlife. There is a covered seating area overlooking the pond as well as a substantial timber summer house.



SUMMER HOUSE

7.01m x 3.35m (23' x 11")

Of timber framed construction with veranda, single glazed windows and electricity connected. In addition, there is a timber garden shed and greenhouse.



CLOAKROOM/WC

Comprising low flush WC, vanity wash basin with cabinet beneath, fully tiled walls and floor and small double glazed window with frosted glass.

LOUNGE / DINING ROOM

9.07m x 3.71m (29'9" x 12'2")



A splendid room with vaulted ceiling to part, with exposed timbers, feature stone walling and deep recessed brick lined fireplace with multi-fuel stove. TV aerial point, wall light points, two low level double glazed windows to the front overlooking the garden and two panelled radiators.



STUDY

3.61m x 2.87m (11'10" x 9'5")

Double glazed window, feature circular window, Velux double glazed roof light, wall light point and double panelled radiator.

INNER HALLWAY

3.81m x 4.29m (12'6" x 14'1")



White spindled staircase to the first floor accommodation, two leaded effect double glazed windows, painted beamed ceiling, wall light point and radiator.

SITTING ROOM

4.75m x 3.84m (15'7" x 12'7")



A cosy room with original beamed ceiling, feature exposed stone walling with recessed fireplace, exposed beam and 'Jotul' wood burning stove upon a raised slate hearth. TV aerial point, wall light point and double panelled radiator.

ORANGERY

6.30m x 4.09m (20'8" x 13'5")



A large open-plan room with superb full length double glazed windows extending the full width of the room taking full advantage of the setting and views over the gardens and surrounding countryside. Pyramid style double glazed lantern roof and recessed ceiling lighting, feature exposed stone walling, tiled floor and doubled panelled radiator. Door to:



KITCHEN BREAKFAST ROOM

8.94m x 4.39m (29'4" x 14'5")



A spacious farmhouse style kitchen fitted with a bespoke range of

cream fronted base and wall units with solid granite work surfaces and central island/breakfast bar providing seating for 8 people. Twin white enamel sink unit with mixer tap, Aga dual fuel (LPG) range cooker with gas hob and electric ovens, fitted cooker hood, integrated combination microwave oven and dishwasher. Two double panelled radiators, pantry cupboard, recess for an American style fridge freezer and double glazed windows to three aspects with twin doors providing access to the front and side gardens.



UTILITY

3.76m x 3.28m (12'4" x 10'9")

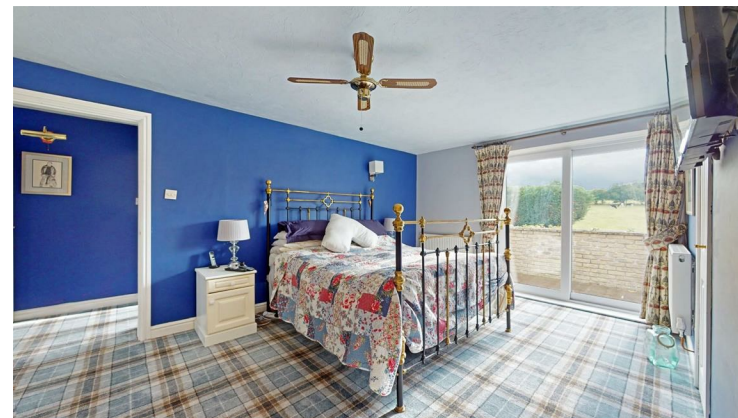
Double glazed windows, original exposed beams and recessed fireplace with bread oven, quarry tiled floor, plumbing for washing machine, Velux double glazed roof light, loft storage and modern Worcester free-standing oil fired central heating boiler with pressurised hot water cylinder tank.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

4.75m x 4.93m max overall (15'7" x 16'2" max overall)



A large principal bedroom with UPVC double glazed patio door leading out onto a decked balcony with splendid views over the

surrounding countryside, a range of fitted drawers/dressing table, two radiators, connection for wall mounted TV and walk-in wardrobe with shelving and drawers.

EN-SUITE

2.31m x 1.85m (7'7" x 6'1")

Fully tiled en-suite shower room comprising; corner shower cubicle with electric shower, vanity wash basin with cabinet beneath and low flush WC. tiled floor, recessed ceiling lighting and double glazed window.

BEDROOM TWO

3.43m x 2.92m (11'3" x 9'7")



Double glazed window to the front, modern range of fitted wardrobe units extending the full length of one wall with sliding door fronts, double panelled radiator and walk-in wardrobe with fitted shelving, hanging rails and drawers.

BEDROOM THREE

4.98m x 3.73m (16'4" x 12'3")



A double sized room with two double glazed Velux roof lights, exposed purlins, fitted wardrobe and radiator.

SECOND LANDING

Two double glazed leaded effect windows to the front, radiator, wall light point and built-in linen cupboard.

BEDROOM FOUR

3.10m x 4.27m (10'2" x 14')



A double sized room with leaded effect double glazed windows to two aspects, exposed purlins, loft access and radiator.

BEDROOM FIVE

2.59m x 4.19m (8'6" x 13'9")

Double glazed leaded effect windows to two aspects, loft access and radiator.

FAMILY BATHROOM

3.81m x 2.64m (12'6" x 8'8")

A large bathroom fitted with a four piece suite comprising; corner spa bath, corner multi-jet steam shower, wash basin and low flush WC. Fully tiled walls, tiled floor, towel radiator and two double glazed leaded effect windows.

OUTSIDE



The property is approached over a long private drive flanked by grass verges and mature hedging, leading to parking/turning area to the front of the house with access to the detached double garage.