



Mill Race Cottage Llandegla Road

Llanarmon-Yn-Ial, Mold, Denbighshire

CH7 4QY

Offers Over

£525,000

**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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

A superbly extended four bedroom detached period cottage standing in an idyllic setting close to the centre of this picturesque village community with views across wooded countryside. Standing in large gardens, approximately 0.45 acre, with private parking and a large timber framed home office/store. The property has been subject to sympathetic scheme of improvement since 2019 to include the addition of a large two storey larch clad extension, complementing the original property, to provide a spacious and well appointed family home. Features include an excellent 'open plan' kitchen/family room (27'6" x 15'9") with be-spoke range of units, under floor heating and bi fold doors, an inglenook fireplace, oak flooring and a modern well appointed bathroom with contemporary suite. In brief comprising: out-built front entrance porch, dining hall, living room with wood burning stove, kitchen/family room with quartz worktops and range cooker, cloakroom/WC and utility room. First floor landing with sky light providing an abundance of natural lighting, principal bedroom with feature window, three further double bedrooms (bedroom three with ensuite) and a modern highly specified bathroom with freestanding bath and 'wet floor shower'. Updated oil fired central heating. VIEWING HIGHLY RECOMMENDED.



## LOCATION



This charming cottage occupies a private position a short distance from the village centre with it's historic village Church, The Ravin community run Inn and Shop. The property stands in large gardens extending to approximately 0.45 acre in total, and enjoys beautiful views over the river Alyn and across surrounding countryside.

Llanarmon Yn Ial is a noted rural village situated on the eastern slopes of the Clwydian Range, approximately 8 miles from the market town of Mold, 17 miles from Chester and is conveniently placed for access throughout the region. The area is renowned for its scenic beauty and numerous country walks and bridle paths, to include the famous Offas Dyke path along the Clwydian Range.

## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Double glazed leaded effect wood panelled front door to entrance porch with single glazed leaded effect windows to either side, slate tiled floor, ceiling light point and oak internal door to dining hall.

### DINING HALL

4.11m x 4.17m (13'6" x 13'8")



Deep stone inglenook style fireplace with exposed beam, raised hearth and open fire grate. Single glazed leaded effect window to the front, painted beamed ceiling, wall light points, oak flooring and traditional style radiator.

### LIVING ROOM

4.11m x 4.04m (13'6" x 13'3")



An attractive room with single glazed leaded effect windows to the front and side elevations, recessed stone fireplace with Aarrow multi fuel stove, solid oak flooring, painted beamed ceiling, wall light points, traditional style radiator and staircase to the first floor.

## 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.

## 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.

## VIEWING

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

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

DW/PMW





### HOME OFFICE

7.32m x 3.05m maximum external measurements (24' x 10' maximum external measurements)



A useful timber framed/clad home office/store divided into two part with electricity connected.

### LOCATION PLAN



For identification purposes only.

### COUNCIL TAX

Denbighshire County Council - Tax Band E

### TENURE

Understood to be Freehold

### AGENTS NOTES

We are advised that the neighbouring properties, including Fern Cottage, have a pedestrian right of access over the drive.

### 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.



### KITCHEN/DINING/FAMILY ROOM

8.38m x 4.80m (27'6" x 15'9")



A superb open plan room combining kitchen, dining and family room areas with double glazed windows to two aspects incorporating bi fold doors to the garden. The kitchen is fitted with an attractive range of bespoke in frame style units with 'Farrow & Ball' Cornforth grey and Hague blue coloured door fronts with chrome feature handles and contrasting quartz worktops incorporating a large central island unit with fixed table for six people. Smeg stainless steel gas (LPG) range cooker with six burner hob, warming plate, two ovens, grill and storage drawer beneath. Further appliances include an induction hob, dishwasher and fridge and freezer. Further features include a larder cupboard, tiled floor throughout with underfloor heating, recessed ceiling lighting, connection for wall mounted TV, a white enamel Belfast twin sink with Lusso tap; and two wall light points.



### SIDE HALLWAY

Split level tiled floor.

### CLOAKROOM/WC

Comprising low flush WC and marble wash hand basin with splashback. Tiled floor, chrome towel radiator and leaded effect window to the front.



#### UTILITY

1.52m x 1.88m (5' x 6'2")

Oak worktop, inset sink unit, tiled floor, double glazed window, extractor fan and loft access.

#### FIRST FLOOR LANDING

3.00m x 2.06m (9'10" x 6'9")

A spacious central landing with domed roof light providing an abundance of natural lighting. Oak interior doors lead to all rooms.

#### BEDROOM ONE

4.78m x 3.40m max overall (15'8" x 11'2" max overall)



A superb main bedroom with feature window to the side gable enjoying views over the surrounding woodland and countryside, double glazed window to the rear, shaped ceiling with exposed beams and traditional style radiator.

#### BEDROOM TWO

4.17m x 4.01m max overall (13'8" x 13'2" max overall)

A spacious bedroom forming part of the original cottage with high vaulted ceiling with exposed beams and leaded effect window to the front with shutters. Traditional style radiator and deep recess suitable for a freestanding wardrobe.

#### BEDROOM THREE

4.11m x 3.35m (13'6" x 11')

A double size room with vaulted ceiling with exposed beams, window to the front elevation with shutters and traditional style radiator.

#### EN SUITE

1.45m x 1.19m (4'9" x 3'11")

A wet floor en suite shower room comprising low flush WC and wash hand basin. Mira electric shower, fully tiled walls, wall light point and extractor fan.

#### BEDROOM FOUR

4.83m x 2.62m (15'10" x 8'7")



A double size room with double glazed window overlooking the rear garden and traditional style radiator.

#### FAMILY BATHROOM

2.97m x 2.41m (9'9" x 7'11")



A newly refurbished bathroom with contemporary style suite with black finish fittings and 'micro-cement' walls. Comprising a large freestanding bath with feature mixer shower tap with handset, large walk in wet floor shower with full length glazed screen, overhead shower and handset; twin vanity wash basins with matte grey finished drawers beneath and WC with concealed cistern. Tiled floor, matching black

towel radiator, recessed ceiling lighting, extractor fan and double glazed window with woodland aspect.



#### OUTSIDE



The property is approached via wide timber ranch style gates leading to a gravelled driveway which extends to the front of the property providing room for five cars. Access from the drive leads through to the rear garden.

#### DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road. On reaching the mini-roundabout on the outskirts of the town, take the second exit onto the A494 towards Ruthin. Follow the road through Gwernymynydd, Cadole and Llanferres and therefore take the left fork onto the B5431 Llanarmon-yn-Ial/Graianrhyd road. Follow the road for approximately one and a half miles and take the right turning for Llanarmon-yn-Ial village.

Follow the road into the village, passing The Raven Inn on the right, and follow the road around the Church whereupon the driveway to the property will be found in the left hand corner of the road, denoted by the Agent's 'for sale' board.

#### GARDEN



The gardens principally extend to the rear and side of the cottage to include a large mainly level lawned area and newly built stone retaining walls. Gravelled seating area and further land forming part of the sale extends below the main garden. Outside security lights and tap. Worcester Greenstar oil fired boiler.

The whole, to include cottage, gardens and drive extends to approximately 0.45 acre.

