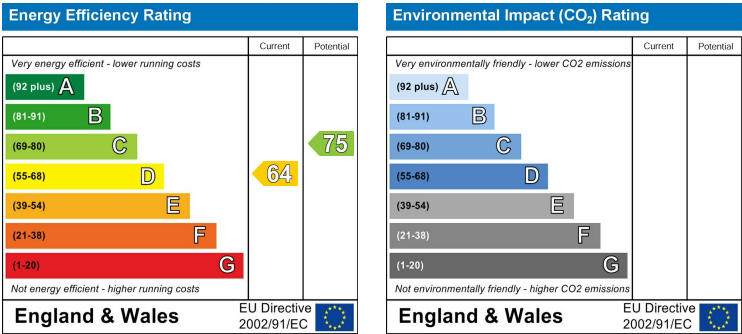


8 Rectory Lane, Llanferres, Mold, Denbighshire, CH7 5SR



GROSS INTERNAL AREA  
FLOOR 1 1,541 sq.ft. FLOOR 2 989 sq.ft.  
EXCLUDED AREAS : REDUCED HEADROOM 107 sq.ft.  
TOTAL : 2,530 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 8 Rectory Lane

Llanferres, Mold, Denbighshire  
CH7 5SR

Price  
£550,000

**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.

An exceptional four bedroom detached dormer property with annexe and superb landscaped gardens (approximately 0.28 acre), enjoying unrivalled views over the Alyn valley, surrounding hillside and across to the Horseshoe Mountain Range in the far distance. Occupying an attractive position to the centre of this sought after village community, mid way between Mold and Ruthin, near to the Loggerheads Country Park and on the foothills of the Clwydian Hills, AONB. The property has been subject to an extensive scheme of remodelling and extension since 2001, to provide a very spacious and adaptable family home incorporating extensive glazing to the rear, vaulted ceilings, oak flooring and modern fittings. Outside there is ample parking for several cars, an attached self contained annexe with mezzanine and an extensive south facing rear garden with a large terraced patio, brick bbq stand, log store, kitchen garden and fully insulated workshop/store. In brief comprising: impressive reception hall with vaulted ceiling, split level living room/garden room with multi fuel stove, spacious 'L' shaped kitchen/dining room with access to the garden, utility room, two ground floor bedrooms and bathroom. First floor landing, bedroom one with ensuite and walk-in wardrobe, second bedroom and family bathroom. Inspection highly recommended.

Mold 5 miles - Ruthin 6 miles - Chester 17 miles



LOCATION



The property occupies an attractive position to the lower part of Rectory Lane, a noted no-through road, to the centre of this picturesque village community adjacent to the popular Druids Inn and historic Parish Church. There is also a noted primary school within the village and both local towns of Mold and Ruthin provide a comprehensive range of shopping facilities catering for most daily needs, secondary schools and leisure facilities. The village is located in a designated Area of Outstanding Natural Beauty and is paradise for keen walkers and mountain bikers alike with numerous country walks and bridle paths readily accessible from the property itself. The property benefits from an oil fired central heating system and double glazing.

THE ACCOMMODATION COMPRISES

FRONT PORCH

Canopy front porch with feature stained/leaded wood panelled front door to reception hall.

RECEPTION HALL

5.49m x 3.18m (18' x 10'5")



An impressive reception hall with high vaulted ceiling and painted spindled staircase to the first floor with oak handrail. Solid oak flooring throughout, ceiling light point, two radiators and traditional panelled interior doors.



LIVING ROOM

4.95m x 3.56m (16'3" x 11'8")



An attractive room with recessed fireplace with Morso multi fuel stove upon a tiled hearth. Continuation of the solid oak flooring, TV aerial point and painted spindled balustrade with oak handrail and steps leading down to the garden room. Radiator and internal glazed door to kitchen.



LOCATION PLAN



For identification purposes only.

DIRECTIONS

From the Agent's Mold office, proceed along New Street and thereafter onto Ruthin Road, and follow this road until reaching the roundabout on the outskirts of the town. Take the second exit following the signs for Ruthin, and follow the road for approximately 4.5 miles until reaching Llanferres, and take the right hand turning to the side of the Druids Inn onto Rectory Lane, whereupon the property can be found on the left hand side.

AGENTS NOTES

TENURE

Understood to be Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band E

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.

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



WORKSHOP/GARDEN STORE



A substantial timber framed, tiled roof and insulated workshop with ample power and light installed.



FIRST FLOOR MEZZANINE  
6.38m x 2.46m (20'11" x 8'1")



An open plan area with large Velux double glazed roof light with rural aspect and spindled painted balustrade.

SHOWER ROOM  
Comprising tiled shower enclosure with electric shower and electric towel heater.

OUTSIDE  
The property is approached off a quiet recently re-surfaced lane and is approached via a ranch style gate leading to a wide gravelled forecourt providing ample parking for several cars and turning area. Raised stone fronted flower beds extend to the front and side of the driveway stocked with established hydrangeas and various established shrubs. There is also gated access to the top right hand side with a brick paved pathway and side gated access leading through to the rear garden. Oil tank.

REAR GARDEN



A particular feature is the extensive south facing rear garden which has been developed by the present owner since 2001 to provide a spectacular setting with superb views across to Bryn Eirin, surrounding hillside and across to the Horseshoe mountain range in the far distance. To the upper part of the garden is an extensive flagged patio area with raised deck adjoining the kitchen/dining room together with a further patio area with pergola and brick built barbecue stand. Children's Wendy House included in the sale. Established shrubbery borders extend to either side of the lawn together with a mature copper beech tree to the centre and pergola walkways leading down to a lower garden area with an open fronted log store and an aluminium framed greenhouse. Beyond is an enclosed kitchen garden.



GARDEN ROOM  
4.85m x 3.53m (15'11" x 11'7")



A splendid room with high vaulted ceiling with extensive double glazed glass section enjoying superb views over the gardens and across to Bryn Eirin and the Horseshoe mountain range in the far distance. Solid oak flooring, twin outer doors, subfloor storage area and power points.



KITCHEN/DINING ROOM  
5.77m x 3.15m plus 4.01m x 3.15m max (18'11" x 10'4" plus 13'2" x 10'4" max)



A spacious L-shaped Kitchen/Diner with extensive double glazed windows to the rear taking full advantage of the setting and views together with matching French doors leading out to the decked patio. The kitchen is fitted with an attractive range of sage green coloured 'in frame' fronted base units with stainless steel handles and stone effect work surfaces. White Belfast style sink unit with chrome mixer tap and range of integrated appliances comprising AEG ceramic hob, stainless steel cooker hood, electric single oven, microwave and dishwasher. Continuation of the solid oak flooring, recessed ceiling lighting, two radiators and high level double glazed window to the side gable.



UTILITY  
3.02m x 1.83m (9'11" x 6')

Matching cupboards to the kitchen with mottled effect worktop, inset sink unit, tiled splashback, plumbing for washing machine and space for dryer. Worcester oil fired central heating boiler, quarry tiled floor, radiator and stable door to the side gable.



**BEDROOM THREE**  
3.58m x 3.61m (11'9" x 11'10")



Double glazed window to the front, solid oak flooring and radiator.

**BEDROOM FOUR**  
3.61m x 2.97m (11'10" x 9'9")



Double glazed window to the front, solid oak flooring and radiator.

**BATHROOM**  
2.84m x 1.93m max overall (9'4" x 6'4" max overall)



A well appointed bathroom with three piece suite comprising panelled bath with Triton electric shower, semi-pedestal wash basin with mixer tap and low flush WC. Feature wood panelling with built-in storage, large fitted mirror, oak flooring, radiator, extractor fan and high level double glazed window.

**FIRST FLOOR LANDING**  
3.15m x 2.41m (10'4" x 7'11")



A pleasant seating area with a large Velux double glazed roof light to the front with views across to the village church. Solid oak flooring, traditional panelled interior doors lead to all rooms and radiator.

**BEDROOM ONE**  
5.31m x 3.61m (17'5" x 11'10")



A spacious principal bedroom with double glazed dormer window to the rear with outstanding views over the valley across to Bryn Eirin and towards the Horseshoe mountain range in the far distance. Two panelled radiators, solid oak flooring and walk-in wardrobe.



**EN SUITE**  
3.05m x 1.75m (10' x 5'9")



A well appointed en suite shower room with feature wood panelling and built-in storage comprising: corner shower cubicle with Triton electric shower, pedestal wash basin with mixer tap and low flush WC. Velux double glazed roof light, solid oak flooring and radiator.

**BEDROOM TWO**  
5.33m x 2.97m (17'6" x 9'9")



A double size room with double glazed dormer window to the rear with far reaching views, solid oak flooring, radiator, walk-in linen cupboard with slatted shelving and radiator, and further useful walk-in storage room/wardrobe with solid oak flooring, radiator and access to under eaves storage.

**BATHROOM**  
3.43m x 3.10m (11'3" x 10'2")



A family bathroom fitted with a traditional three piece suite comprising oval shaped bath with traditional style mixer shower tap, pedestal wash basin and low flush WC. Feature wood panelling, solid oak flooring, radiator, extractor fan and double glazed window with open aspect.



**ANNEX**  
7.06m x 2.49m overall (23'2" x 8'2" overall)



Located to the left hand side of the property is a self-contained annex providing ideal ancillary accommodation. Comprising: open plan kitchen/dining/sitting room fitted with a modern range of units with dark tone worktops, inset sink unit and integrated appliances including ceramic hob, cooker hood and electric oven. Solid oak flooring throughout, radiator, double glazed French doors to the patio and garden and open tread staircase to the first floor mezzanine.



**CLOAKROOM**  
Fitted with a low flush WC and pedestal wash basin, electric towel radiator, double glazed window, shaver point and oak flooring.