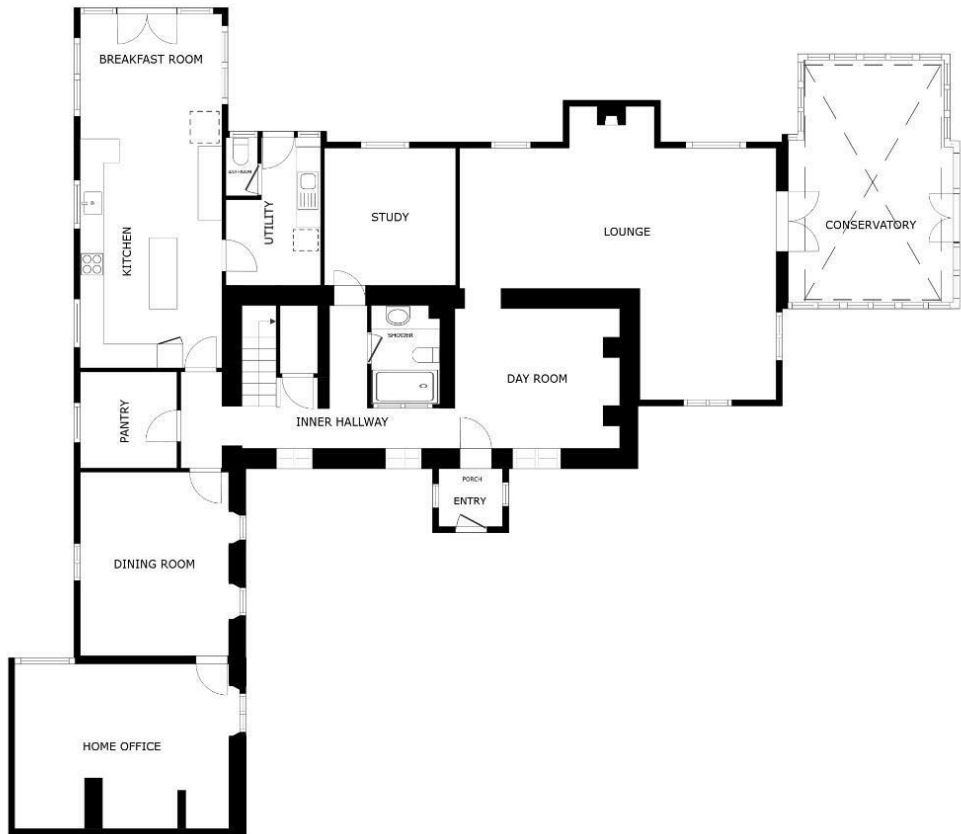


2 Abertairnant Rhydtalog Road, Graianrhyd, Mold, CH7 4QT



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 215.3 m² FLOOR 2 114.3 m²
TOTAL : 329.6 m²
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	

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.



Cavendish

ESTATE AGENTS

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Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



2 Abertairnant Rhydtalog Road

Graianrhyd, Mold,
CH7 4QT

Price
£950,000

A very spacious and versatile five-bedroom house together with large detached garage/workshop with upper floor studio and home office, further detached hobby/studio with potential for conversion, detached double garage, informal grounds, pastureland and an extensive area of native woodland extending down to the River Terrig, the whole extending to about 16.85 acres.

Nestling in a secluded and picturesque rural environment in the valley of the River Terrig, adjoining an Area of outstanding beauty (AONB), it is set off a minor country lane approximately 1.5 miles from the village of Llanarmon-yn-lâl and within 1 mile of the A5104 Corwen to Chester Road, ideal for those seeking rural seclusion yet direct access towards Chester, Wrexham and beyond.

THE GROUNDS



The house has strong green credentials with high levels of insulation with Smart Home Assistance, approximately 3.6kw of photovoltaic panels, an oil boiler with 'Smart' underfloor heating to the ground floor and a concealed rainwater harvesting system. The extensive woodland and maturing coppice provide sufficient timber to be self-sufficient for the wood burning stove. Additionally, the property benefits from Ultra Fast fibre broadband, ensuring connectivity for modern living.

THE ENTRANCE



The house opens from an out-built porch into a day room with long hallway leading towards a fine staircase and landing. the lounge is a very spacious, light and airy room with high vaulted and painted beamed ceiling, large picture windows providing aspect over the land, distant views of "The Wirral", and a striking brick-built inglenook style fireplace. The lounge extends through to a large conservatory with glazed doors opening to a south and eastern side of the house and garden.



Set back from the lane, it is approached over a long sweeping daffodil and silver birch lined drive extending to the house, adjoining buildings and around to one side providing access to the grounds, pastureland and beyond to woodland. It is a predominately rural setting with far reaching south and easterly views across rolling countryside and beyond towards Liverpool and on clear days the Anglican cathedral is clearly visible.

THE HISTORY



Abertairnant was originally a traditional Welsh hill smallholding located about 1000ft above sea level. A modest early 19th century building the original farmhouse and adjoining dairy were mainly demolished and rebuilt in circa 2010-2015. As you approach it down the sweeping drive the original stone farmhouse comes into view, it is traditional looking but thoroughly modernised and provides a very spacious and versatile home combining features associated with a period house with modern amenities.

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 Ruthin office 01824 703030.

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

HE/PMW

hardstanding's and a purpose-built tractor shed. The land is divided into several large field enclosures principally laid down to flower meadows suitable for summer grazing and cropping.

WOODLAND



In circa 2010, the land leading down towards the river were extensively planted with over 1600 native trees to provide a coppice and woodland. Now maturing it contains a mixture of up to 13 species providing a mixture of native woodland trees through which a beautiful woodland walk was created which follows the contours of the land towards a secluded glade and purpose built timber framed cabin, 'The Fallen Ewe'. It is an idyllic setting with something to enjoy in all seasons with a profusion of native plants and bulbs and is a lovely place to while-away summer evenings.

Just beyond the land slopes steeply down into the valley of the River Terrig which forms the eastern boundary of the property. It is an area with a wealth of natural fauna and a haven for wildlife.

ROOM MEASUREMENTS

Day Lounge 13'7 x 13'1 4.14m x 3.99m
Lounge 27'4 x 21'10 8.33m x 6.65m
Conservatory 20'10 x 13'11 6.35m x 3.94m
Study 11'7 x 11' 3.53m x 3.35m
Kit/Break 28'5" x 18' 8.8m x 3.51m
Pantry 8'7 x 8' 2.64m x 2.44m
Utility Room 11'7 x 7'11 3.53m x 2.41m

Dining Room 15'5 x 14'4 4.70m x 4.37m
Home Office 19'5 x 13'6 5.92m x 4.37m
Shower Room 8'4 x 6'8 2.54m x 2.03m

FIRST FLOOR

Bedroom 1 18'2 x 11'10 5.54m x 3.61m
En-Suite 8'8 x 8' 2.64m x 2.44m
Wardrobe 7'11 x 4'3 2.41m x 1.3m
Bedroom 2 18'10 x 13'1 5.74m x 3.99m
En- Suite 6'10 x 6'6 2.08m x 1.98m
Bedroom 3 13'8 x 13'3 4.17m x 4.04m
Bedroom 4 13'10 x 13'2 4.22m x 4.01m
Bedroom 5 9'6 x 8'2 2.90m x 2.49m
Bathroom 9'6 x 8'2 2.77m x 2.49m
GROSS INTERNAL FLOOR AREA 3519 SqFt. 327m2

WHAT3WORDS

"FUNKY.HELP.ROUND"

COUNCIL TAX

DENBIGHSHIRE COUNTY COUNCIL TAX BAND - G

TENURE

FREEHOLD.

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



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overlooking the large patio and beyond to the land, woodland and distant views of The Wirral.

The kitchen and breakfast room are complemented by a formal dining room with an adjoining sitting room/home office with original bread oven in-situ. A large study with adjoining shower room completes the ground floor accommodation.

THE FIRST FLOOR



To the first floor are five bedrooms, the main a very spacious room with far reaching views together with walk in wardrobe and en suite bathroom. There is a guest bedroom with en suite together with two further double bedrooms, one used as a cinema/gaming room, single bedroom and large bathroom.



THE HEART OF THE HOME

The large kitchen and breakfast room are the heart of the home with an extensive range of fitments and appliances complemented by Antico flooring, the walk-in pantry and adjoining utility room/side porch. The breakfast area is a light and airy room with high ceiling and large windows

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STUDIO

6.10m x 3.66m (20' x 12')



The house benefits from a range of buildings arranged quite close to the main house. The detached craft studio has been refurbished with lined walls and a high degree of natural light is provided by Velux windows and a wide picture window with far reaching views. It has a range of fitted cupboards and working surfaces together with a side entrance hall with dual entry. The studio is fully equiped with power, water and wired internet, making it a versatile and functional space.

OUTBUILDINGS



To the southern side of the house is a large two storey mainly stone-faced building providing a large workshop and garage together with a side entry with stores and staircase rising to a large office/electronics lab and an artist's glass room. The

walls are lined and insulated, Velux windows and fitted working surfaces together with under eaves storage and wired Internet. It could readily be converted to provide a self-contained annex ideal for a dependant relative subject to consent.

ENTRANCE AREA & ARTIST'S GLASS ROOM ABOVE 15'7 X 8'8 4.75m. x 2.54m.

DOUBLE GARAGE & HOME OFFICE ABOVE 20' X 18'5 6.10m. X 5.61m



Beyond is a further purpose-built Architect designed double garage with a high vaulted and pitched roof to the southern side of which are the 16 photovoltaic panels and FIT payments.



Abertairnant has an extensive road frontage and benefits from a separate gate access for agricultural vehicles with

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