

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 1974

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Cavendish

ESTATE AGENTS

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Lunacasa Ruthin Road
Llanferres, Denbighshire
CH7 5SN

**NEW
£465,000**

Lunacasa is an impressive four-bedroom detached family home, situated in the picturesque village of Llanferres, just 4.5 miles from the bustling market town of Mold. Set on a generous plot with excellent kerb appeal, this beautifully maintained property combines spacious and versatile living with stunning views of the Clwydian Range and surrounding countryside. The home offers three reception rooms including a cosy living room with a multi-fuel stove, a study/snug, and a bright conservatory opening onto the garden. The well-equipped kitchen with separate dining area provides an excellent space for entertaining. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite, while three further double bedrooms and a family bathroom complete the accommodation. Externally, the property boasts a brick-paved driveway, garage, and landscaped gardens with Old York Marshall Heritage Paving patio, established borders, a wooden pagoda, and breath-taking panoramic views. With its blend of character, practicality, and outstanding setting, Lunacasa is a wonderful opportunity for those seeking a home in this sought-after rural village.

LOCATION



HALLWAY



The property is located on the main road as you enter this picturesque village. The village boasts a popular village pub, the Druid 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, including the highly regarded private Ruthin School, 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.

EXTERNAL

The property is approached via a Marshalls Tegula Block Paving driveway with parking for three cars, surrounded by substantial hedges and planted borders that provide excellent kerb appeal and privacy with an internal single garage.

ENTRANCE PORCH

Entry is through a stained-glass wooden front door into a porch with carpeted flooring, followed by a second door leading into the hallway. The hallway features oak wood flooring, pendant lighting, a radiator, storage beneath the stairs, and doors to the main reception rooms.

buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

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

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

TENURE

FREEHOLD

COUNCIL TAX

Denbighshire County Council - Tax Band G

AGENTS NOTES

OIL HEATING

BEDROOM 4 IS ACCESSED THROUGH BEDROOM 3

AML

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

BEDROOM 3



GARDEN



Double room with carpeted flooring, pendant light, radiator, and a double-glazed window overlooking the rear garden and countryside beyond doorway leading to bedroom four.

BEDROOM 4



Another well-proportioned double with sloped ceilings, Velux window, carpeted flooring, radiator, and pendant light.

GARAGE

Garage with up and over door, side entry door with power and lighting.

SNUG



KITCHEN



The rear garden has been beautifully landscaped, with an Marshalls Heritage Paving patio perfect for entertaining, established planted borders, mature trees, raised railway-sleeper beds, and a wooden pergola. The garden enjoys exceptional views across the Clwydian Range and Welsh countryside. Additional features include a wooden garden shed, external water tap, power sockets and oil tank screened by hedging.



Located at the front of the property, this cosy room features continued wood flooring, a radiator, a pendant light, and a double-glazed window with countryside views. Perfect as a home office or snug.

DOWNSTAIRS BATHROOM



Fitted with floor-to-ceiling white tiling and tiled flooring, the bathroom includes a corner shower with glass sliding doors with marble effect panelling, white WC, hand basin, radiator, extractor fan, and obscured double-glazed window.

Fitted with modern white wall and base units, topped with black granite work surfaces. Integrated appliances are fridge, separate freezer, dishwasher and washing machine. 4 burner induction hob with warming plate, two single ovens, microwave and coffee machine. A black granite sink with drainer and adjustable faucet is set beneath a double-glazed window overlooking the rear garden. The room is further enhanced by Karndean flooring, pantry cupboards, spotlights, under-counter lighting, and a Worcester oil-fired boiler. Additional storage units and a side entrance door to the garden.





CONSERVATORY

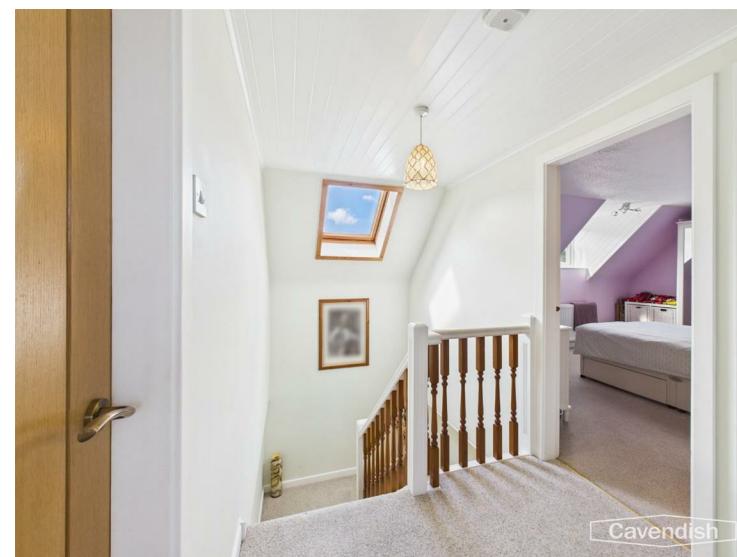


LIVING ROOM



Enjoying panoramic views of the Clwydian Range, this room offers tiled flooring, under floor heating, ceiling fan with light, electric sockets, and double doors opening onto the rear patio and garden.

LANDING



A comfortable and welcoming space centred around a multi-fuel burning stove set in a marble fireplace with a wooden mantel. Features include a radiator, pendant lighting, wall-mounted lights, a double-glazed side window, and French doors opening into the conservatory.

A wooden balustrade carpeted staircase leads to the landing, with a large double-glazed sky light window framing stunning countryside views.

PRIMARY BEDROOM



ENSUITE



A generous double with carpeted flooring, radiator, dual-aspect windows providing natural light, built-in wardrobes with mirrored sliding doors, and access to ensuite bathroom.



BEDROOM 2



A spacious double with carpeted flooring, radiator, pendant light, and dual-aspect double-glazed windows (front and side).

BATHROOM

Fitted with a white suite including bathtub with shower over, wash basin, WC, vinyl flooring, extractor fan, mirrored cabinet, and obscured window.