



**Bryn Y Groes**  
Llandrillo, Corwen, Denbighshire  
LL21 0SW

**Chain Free**  
**£599,500**

AN IMPOSING FIVE BEDROOM DETACHED PERIOD HOUSE DATING FROM PRE 1900, THE SUBJECT OF A MAJOR PROGRAMME OF REPAIR AND REFURBISHMENT THROUGHOUT TO A HIGH STANDARD TO PROVIDE A BEAUTIFULLY APPOINTED AND ADAPTABLE HOUSE SET WITHIN LARGE WESTERLY FACING GARDENS AND FAR REACHING VIEWS OVER ADJOINING FARMLAND. DETACHED GARAGE/WORKSHOP WITH MAINS SERVICES AFFORDING P.OTENTIAL FOR CONVERSION

Located on the periphery of this picturesque village in the heart of the Upper Dee Valley this very attractive family home affords a large dining hall, elegant lounge, a large central bespoke fitted kitchen/breakfast room with inner lobby and access to cellar. an impressive family room with vaulted ceiling and three patio doors opening out to the large gardens, utility room, bedroom five and shower room. Main and secondary stairs lead to a first floor landing with four double bedrooms, two shower rooms and two luxury bathrooms. New slate slab floors to the majority of the ground floor, double glazing and mains gas heating. Extensive parking to front and rear with large detached garage, informal lawns, pergola and decked seating area.

AN EXCEPTIONAL HOME WORTHY OF AN EARLY INSPECTION.... NO ONWARD CHAIN



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 1312 sq. ft. FLOOR 2: 961 sq. ft.  
TOTAL: 2273 sq. ft.  
NOTE: AREA DOES NOT INCLUDE PORCHES, PATIOS, DRIVEWAYS.

Matterport



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 1312 sq. ft. FLOOR 2: 961 sq. ft.  
TOTAL: 2273 sq. ft.  
NOTE: AREA DOES NOT INCLUDE PORCHES, PATIOS, DRIVEWAYS.

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) <b>A</b>	100
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) <b>A</b>	100
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	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.



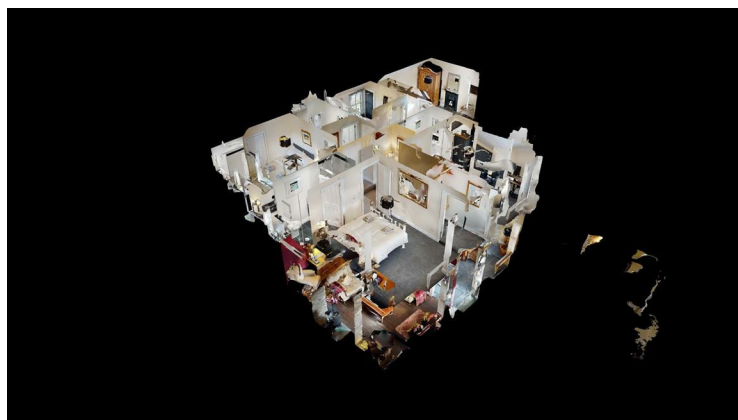
#### LOCATION

Llandrillo is a small rural village centred on an historic church in the heart of the upper Dee valley where it joins the Pennant valley and Berwyn mountains. It is a very picturesque area noted for its scenic beauty almost equidistant between Bala and the A5 at Corwen. There is a general store and post office, popular Inn, and a number of restaurants.

#### THE PROPERTY

The Owner purchased the house some 10 years ago and virtually gutted the accommodation removing the majority of the ground floors and restoring it to its original condition incorporating many of the original features with modern amenity

#### 3D VIRTUAL TOUR



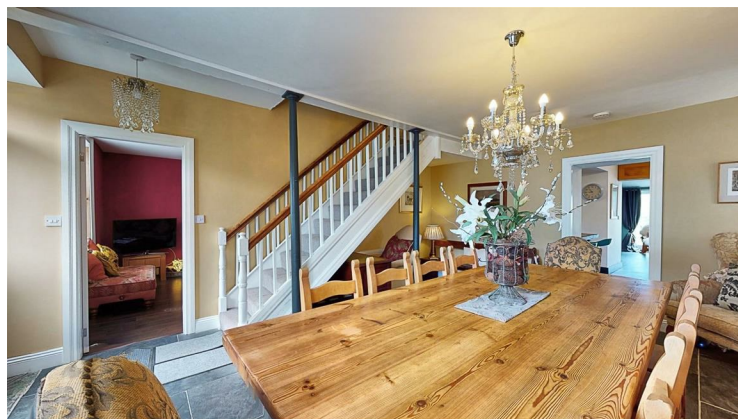
A 3 D TOUR IS AVAILABLE ON LINE

#### THE ACCOMMODATION COMPRISES:

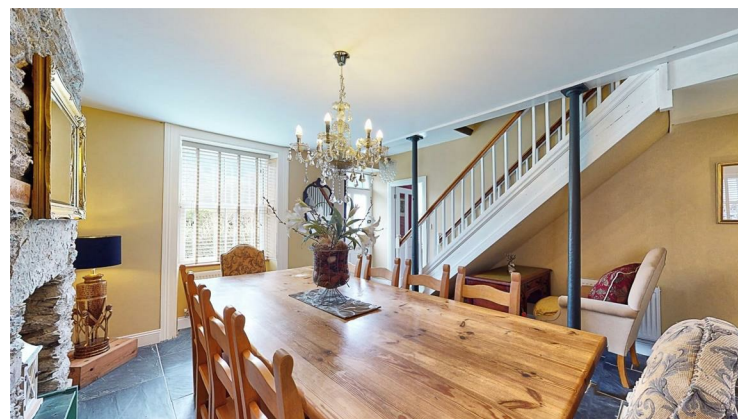
Glazed and panelled door leading to:

#### SPLENDID DINING HALL

5.08m x 4.34m (16'8" x 14'3")



With a wide and original staircase rising off, attractive feature stone chimney breast (flue not in use), replacement UPVC double glazed sash windows to the front with blinds and former pine shutters to either side. Riven stone slab floor and panelled radiator.



#### LOUNGE

5.08m x 3.58m (16'8" x 11'9")



An attractive room to the front of the house, also benefitting from an impressive stone chimney breast with a raised hearth and a cast-iron multi-fuel fire grate, matching UPVC double glazed sash windows with delightful views across the village road towards the Berwyn Mountains, fitted pine shutters and blind. Oak laminated flooring, tv point and panelled radiator.



#### COUNCIL TAX

Denbighshire County Council - Council Tax Band F.

#### TENURE

Understood to be Freehold, subject to verification.

#### DIRECTIONS

From the Agent's Ruthin Office, take the A494 Corwen road, proceeding for some nine miles through the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester road bear right. On reaching the traffic lights with the A5 turn left and immediately upon crossing the River Dee bridge, turn right onto the B4401 Old Bala Road. Proceed through the village of Cynwyd and continue to Llandrillo and the house is the second on the right on entering the village.

#### 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 Ruthin office 01824 703030.

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

HME/JF

**BATHROOM TWO**

2.54m x 2.11m (8'4" x 6'11")



Luxury white suite comprising a freestanding roll edged slipper bath with chrome pillar taps, fitted cabinet incorporating wash basin and wc. Painted panelling to dado, double glazed window with views across the Dee Valley, pine boarded floor and a chrome towel radiator.

**OUTSIDE**



The front is bounded to the village road by a low level wall and decorative wrought-iron railings with a wide slated pull-in to the left hand side providing ample space for parking two cars. To the right hand side immediately adjoining the rear door and bedroom five is a small enclosed and quite secluded patio area.

**GARAGE**

6.40m x 4.75m (21' x 15'7")



Leading to the right hand side with a metal gate leading to an extensive

gravelled parking area providing ample space for parking several cars.

There is a large detached garage\workshop used for general storage and benefits from connection to mains water, electricity and drainage with toilet installed. It is considered to have potential for conversion to provide an annex/holiday let or as a home office subject to usual consents being obtained.

Please Note: The owners of the adjoining house have a right of way along the drive to gain access to the drive and parking area within their property.

**REAR GARDEN**



The rear garden is a particular feature of the house as it enjoys a predominantly open westerly aspect over adjoining farmland and across to the Upper Dee Valley. There is a detached brick and corrugated metal garage, presently used for general storage. Immediately adjoining the rear of the house is a mainly slated area with shaped lawn, timber frame pergola and established flower and shrub borders. The gardens extend around to the left hand elevation, where there is a slightly raised timber decked area and access round leading to the hot tub (available for sale, subject to separate negotiation).



**KITCHEN/BREAKFAST ROOM**

8.64m x 3.73m (28'4" x 12'3")



A large room to the rear of the house with a range of bespoke cabinets finished in a Farrow & Ball 'Railings' range of paint with white granite working surfaces to include an inset stainless steel sink with chrome mixer tap. Chimney breast providing an recess for a range cooker with concealed extractor hood and light above. Integrated dishwasher and fridge, recess and plumbing for American style fridge freezer. Matching riven Welsh slate slab floor to the dining hall, sash window to the side with blind and two panelled radiators. Square archway to the family room.

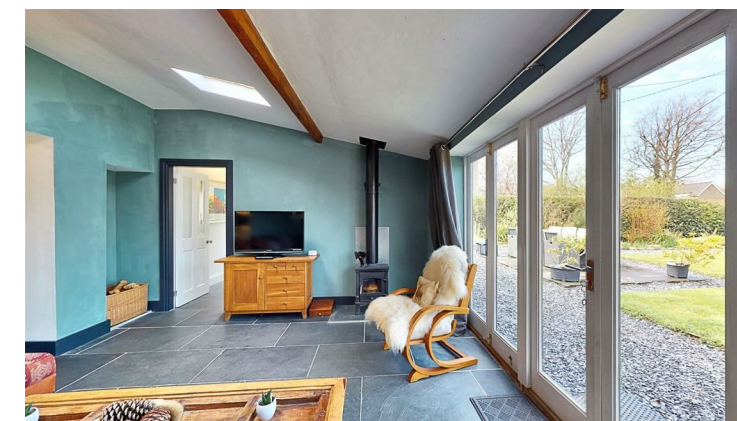


**FAMILY ROOM**

5.36m x 4.32m (17'7" x 14'2")



A particular feature of the house designed to take full advantage of the outstanding westerly views across adjoining farmland and the Upper Dee Valley, enhanced by three double glazed patio doors opening to the garden. It has a partially vaulted ceiling with three Velux double glazed roof lights, matching riven slate slab floor, cast-iron multi-fuel fire grate on a raised slate hearth and a panelled radiator.





**UTILITY ROOM**  
2.74m x 2.64m (9' x 8'8")



Fitted granite style worktop with inset single drainer sink, void and plumbing for washing machine and space for tumble dryer. Matching slate flooring, double glazed window and glazed door leading to the westerly facing side garden with patio and panelled radiator.

**SHOWER ROOM**

Large floor level tray with glazed screen and high output shower with monsoon style head, fitted cabinet to one wall incorporating wash basin and low level wc. Back lit wall mirror, extractor fan, double glazed window, matching flooring and a chrome towel radiator.

**INNER HALL OFF THE KITCHEN**

With door leading to the cellar. Panelled door leading to the front of the house.

**BEDROOM FIVE**  
3.48m x 3.45m (11'5" x 11'4")



Door leading to the rear staircase, matching sash double glazed window with blinds and panelled radiator.



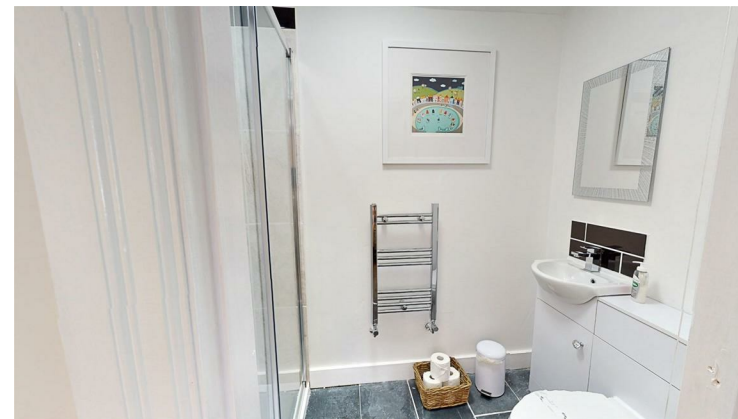
**EN SUITE SHOWER ROOM**  
2.69m x 1.22m (8'10" x 4')

White suite comprising large floor level tray with glazed screen and high output shower with monsoon style head, fitted cabinet to one wall incorporating wash basin and wc. Slate flooring, extractor fan and a chrome towel radiator.

**BEDROOM TWO**

3.73m x 3.15m (12'3" x 10'4")  
Partially vaulted ceiling and double glazed window with blind and views across the village towards the Berwyn Mountains. Ornate cast-iron fireplace (not in use) and panelled radiator.

**EN SUITE SHOWER ROOM**  
2.21m x 1.19m (7'3" x 3'11")



White suite comprising large floor level tray with glazed screen and high output shower with monsoon style head, fitted cabinet to one wall incorporating wash basin and wc. Slate flooring, extractor fan and a chrome towel radiator.

**REAR LANDING**

With skylight and secondary staircase leading down to bedroom five.

**CELLAR**

Stone steps lead down to a very useful cellar with 6' headroom with double glazed window to the front and stone floor. Hot and cold water supply and electric light and power.

**FIRST FLOOR FRONT LANDING**

**BEDROOM ONE**  
3.78m x 3.66m (12'5" x 12')



Double glazed window to the front with blinds, walk-in over-stairs recess providing ideal wardrobe area with high level rail, panelled radiator and matching double glazed window and blind.

**BEDROOM THREE**  
3.53m x 3.51m (11'7" x 11'6")



Partially vaulted ceiling, double glazed window to the front with a blind, ornate cast-iron fireplace (not in use) and panelled radiator.

**BEDROOM FOUR**  
2.87m x 2.24m (9'5" x 7'4")



Double glazed window, fitted cupboard and panelled radiator.

**BATHROOM ONE**  
2.18m x 1.93m (7'2" x 6'4")



Luxury white suite comprising panelled bath with glazed screen and electric shower over, fitted cabinet to one wall incorporating wash basin and wc. Double glazed window, slate flooring, painted panelling to dado and a chrome towel radiator.