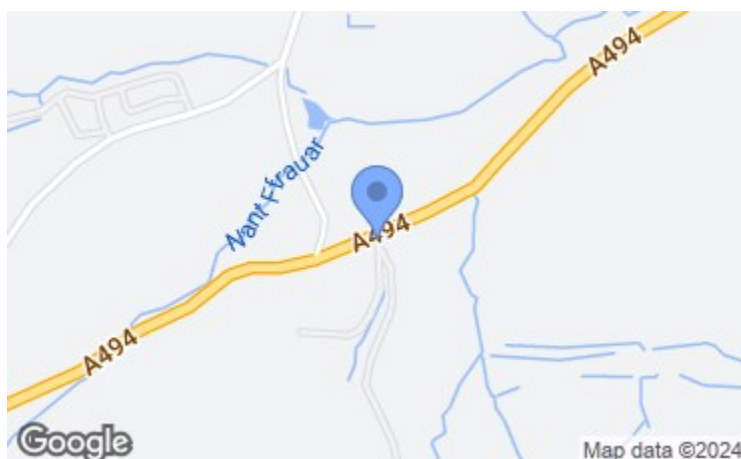


GROSS INTERNAL AREA  
FLOOR 1: 1515 sq. ft, FLOOR 2: 1055 sq. ft  
TOTAL: 2569 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	44 → 56
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	44 → 56
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



**Gelli Gollen**  
Glanrafon, Corwen, Denbighshire  
LL21 0HF

**Offers Around**  
**£475,000**

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 VERY SUBSTANTIAL AND IMPOSING FOUR BEDROOM DETACHED HOUSE WHICH HAS BEEN GREATLY EXTENDED AND DESIGNED TO TAKE FULL ADVANTAGE OF THE FAR-REACHING VIEWS ACROSS THE VALLEY.

It is set within large landscaped gardens together with kitchen garden, orchard and adjoining paddock and an area of woodland, the whole extending to about 5.4 acres. It stands in an elevated and secluded rural environment at the head of a no through lane, about 0.5 mile from the main A494(T) Bala Road.

In need of some modernisation and refurbishment It affords entrance hall, a large lounge, study, gym/home office, breakfast room, dining room, modern fitted kitchen/breakfast room, utility and WC. First floor landing, bedroom one with en-suite, three further bedrooms, two with jack & jill with en-suite and family bathroom, large balcony with access off three bedrooms, LPG heating, garage and various outbuildings to include two new stables and greenhouse.

Inspection recommended.



## LOCATION

The property stands at the head of a no through lane which leads from the adopted highway, through a working farm and thereafter a lane extends through two fields to the gated entrance to the property. It is a very secluded and sheltered setting affording splendid views across the valley. It is equidistant between Corwen and Bala and some 3 miles from the A5T at Druid.

## THE ACCOMMODATION COMPRISES

uPVC double glazed door opening to:

### FITTED KITCHEN/BREAKFAST ROOM

4.17m x 3.66m (13'8 x 12')



### DINING ROOM

3.23m x 2.90m (10'7" x 9'6")



Double glazed French doors opening to a secluded west facing patio, matching flooring to Kitchen, ceiling downlighters and panelled radiator.

### INNER HALL



Window to the front elevation, staircase rising off, ceiling downlighters and radiator.

## FIELD & WOODLAND



the unmade lane towards the next gate which is the entrance to the house. (Please close all gates).

## TENURE

Understood to be Freehold.

## COUNCIL TAX

Gwynedd Council - Tax Band G.

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/SC

## DIRECTIONS

From the agents Ruthin office, take the A494 Corwen Road proceeding for some 9 miles through the village of Gwyddelwern and upon reaching the junction with the A5104 Chester Road turn right. At the traffic lights with the A5 turn right and continue past the Rhug Estate taking the left fork at the traffic lights signposted Bala. Follow the road to the village of Glan-yr-afon denoted by the petrol station and thereafter take the first left turning almost opposite the right turn signposted LLawr-y-Betws Caravan Park. Immediately bear left onto the private lane following it along the side of the field and follow the lane to the top bearing left at the T-junction. Continue to the farmyard and bear left between the farm buildings and through the gate and across



Two modern purpose built, timber framed and panelled stables are included in the sale.

### GARDENS



The gardens are mainly to the rear and western side of the house. They are in terraced form providing wide and formal lawns to the rear orchard with a large enclosed kitchen garden. Immediately adjoined to the rear of the house is a secluded terrace with hot tub to be included in the sale. The land located to the rear and to one side and the separate gate access off the private drive is a large enclosure of about 4.2 acres. It is neatly laid out to permanent pasture ideal for those wishing to keep livestock or horses.



### GARAGE

A detached stone built garage with concrete floor.

### FORMER SHIPPON

An original stone farm building, small stable and external stone steps lead to a loft room over part.

Thereafter the driveway extends past a large 16' x 10' aluminium framed greenhouse and a timber framed and panelled garden shed and extends beyond to a large hardstanding or yard with hen shed and run.



### STABLES

### LOUNGE

8.05m x 4.09m max (26'5" x 13'5" max)



A very spacious and adaptable room with two double glazed windows to the front, it has a feature corner chimney breast with raised hearth and a cast iron multifuel fire grate, TV point, wall light points, radiator.



### STUDY

4.52m x 3.05m (14'10" x 10')



Two double glazed windows, high ceiling and radiator. Twin panelled doors open from the Lounge to:

### BREAKFAST ROOM

4.88m x 2.77m (16' x 9'1")



A shallow bow double glazed window to the rear, ceiling downlighters, recessed display niches with lighting, stone tiled floor and radiator.

**GYM/OCCASIONAL HOME OFFICE**

4.37m x 3.12m (14'4" x 10'3")



An adaptable room with three double glazed windows and door opening to the rear elevation, feature exposed stone walls to the majority and panelled radiator.

**UTILITY AREA**

1.68m x 1.57m (5'6" x 5'2")



Shelving, tiled walls and radiator.

**CLOAKROOM**

Corner wash basin and WC, tiled walls and double glazed window.

**FIRST FLOOR LANDING**

Three Georgian style double glazed windows to the front elevation, two panelled radiators, two built-in double door airing cupboards, one with a large pressurised cylinder and the other with slatted shelving and access to the roof void.

**BEDROOM ONE**

4.27m x 3.76m (14' x 12'4")



A spacious room with Georgian style double glazed French door and matching panels to the side that opens to a large balcony with splendid views across the valley. range of fitted bedroom furniture, Panelled radiator.

**EN-SUITE SHOWER ROOM**

Walk-in cubicle with electric unit, pedestal wash basin and WC, tiled walls, extractor fan.

**BEDROOM TWO**

4.67m x 3.35m (15'4" x 11')



Benefitting from a Jack and Jill door to the En-Suite, it has a range of built-in sliding door wardrobes providing a combination of hanging rails and shelving, double glazed French door opening to the balcony, ceiling downlighters and radiator.

**EN-SUITE SHOWER ROOM**

Corner cubicle with high output shower, wash basin and WC, tiled walls, downlighters and extractor fan.

**BEDROOM THREE**

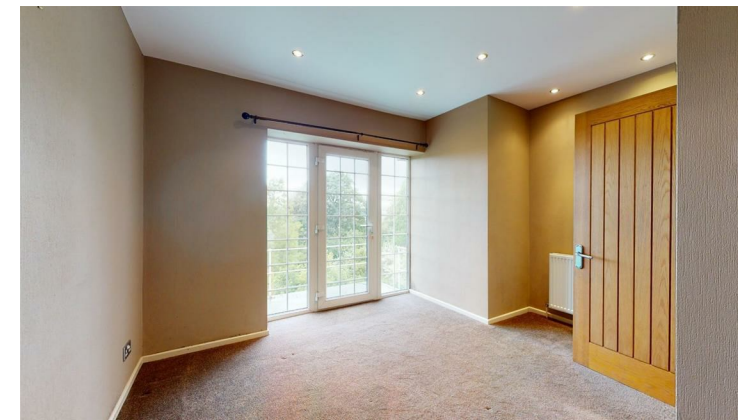
5.49m x 3.40m (18' x 11'2")



Benefitting from a Jack and Jill door to the En-Suite, Double glazed French door opening to the balcony, downlighters and radiator.

**BEDROOM FOUR**

3.91m x 2.18m (12'10" x 7'2")



Double glazed windows to both front and rear elevations, and panelled radiator.

**BATHROOM**

2.64m x 2.46m (8'8" x 8'1")



White suite comprising a shaped corner bath with shower attachment, pedestal wash basin, bidet and WC, tiled walls, double glazed window with far reaching views, built-in double door airing cupboard with shelving and a chrome towel radiator.

**OUTSIDE**



The property stands on a very secluded setting at the head of a no through country lane. It is approached over a private drive leading to a farm and thereafter the lane extends to the farmyard and across farmland to the field gate, which is the start of the private gravel driveway leading up to the house. The house, gardens and land extend in total to about 5.4 acres.