

The Coach House, 14A Castle Street, Ruthin, Denbighshire, LL15 1DP

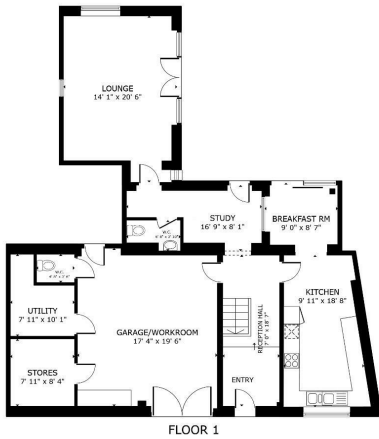
Cavendish  
ESTATE AGENTS

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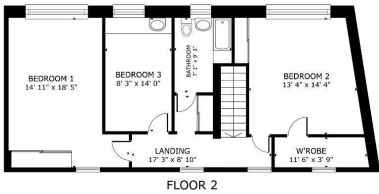
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GROSS INTERNAL AREA  
FLOOR 1: 309 sq.ft. FLOOR 2: 296 sq.ft.  
EXCLUDED AREAS - GARAGE/WORKROOM 333 sq.ft.  
TOTAL: 5,779 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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LL15 1DP

Price  
£275,000

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.

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VERY REALISTIC ASKING PRICE -- FIXED PRICE -

A CONVERTED AND EXTENDED THREE BEDROOM PERIOD HOUSE originally a coach house together with its own private westerly facing walled garden and Grade II listed two storey gazebo, located off a private cobbled and brick paved driveway about 150yds from St Peters Square in the centre of town.

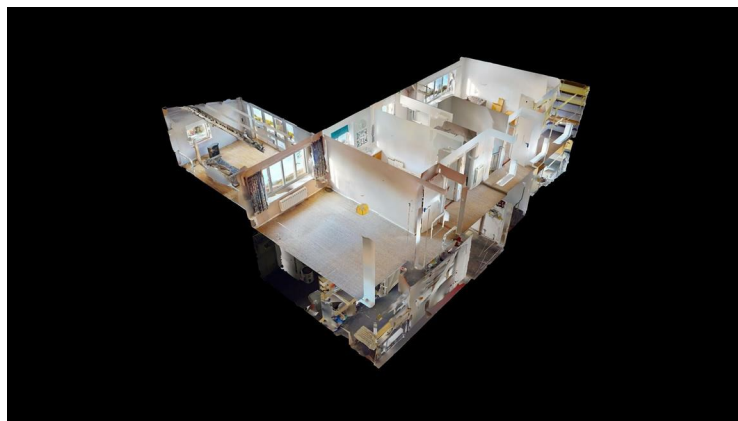
This deceptively spacious house affords a large central hall, study/inner hall with cloakroom leading to a large and contemporary lounge designed to take full advantage of the pleasing aspect over the walled garden and gazebo, fitted kitchen with adjoining breakfast room. Large integral garage/work room with stores, utility and cloaks. First floor landing, two large main bedrooms, one with walk in wardrobe, bedroom three and bathroom with WC. Gas heating. Private westerly facing garden with central lawn and established borders and a most unique two storey brick built gazebo believed to date from the 19th century providing a room to the ground and first floor above from which there are truly delightful views over the Lords Garden forming part of Nant Clwyd Y Dre.



## LOCATION

The mediaeval town of Ruthin provides a wide range of shopping facilities catering for most daily requirements, primary and secondary schools. Mold is some 11.5 miles distant and Chester some 24 miles, with good road communications providing access for those wishing to commute to the motorway network. Both Manchester and Liverpool International airports are usually within an hour's drive and a direct train line from Chester to Euston London is just over 2 hours.

## 3D VIRTUAL TOUR



Available to view on-line.

## THE ACCOMMODATION COMPRISES

### CENTRAL HALL

5.66m x 2.13m (18'7" x 7')



Panelled door leading to a spacious central hall with brushed carpeting in part and woodgrain effect finish to the remainder, staircase rising off, two contemporary panelled

radiators. Archway through to rear hall/study area.

### REAR HALL/STUDY

5.11m max x 2.46m (16'9" max x 8'1")



Painted brickwork and fitted shelving to one wall with a vaulted and pine clad ceiling, further feature exposed brickwork, full depth double glazed door leading to the southwest facing rear garden, woodgrain effect flooring which extends into the adjoining lounge, contemporary panelled radiator.

### CLOAKROOM



Pedestal wash basin, low level WC, vaulted ceiling, wall shelving, extractor fan, panelled radiator.

## COUNCIL TAX

Denbighshire County Council - Tax Band F

## 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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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.

HE/PMW



## OUTSIDE



The property has a pedestrian and vehicle right of way over the cobbled and brick paved drive leading to the rear of the adjoining property who have ownership of this area. The gardens are to the south and western side of the house and provide a truly delightful walled garden with substantial stone and brick walling to approximately 7'. There is a paved area and pathways together with a shaped lawn and established and well stocked flower and shrub borders.

## GAZEBO

3.00m x 2.69m per floor (9'10 x 8'10 per floor )



A delightful brick built two storey outbuilding located adjoining the rear boundary wall. It provides two rooms, one to the ground and one above, the latter approached by an external timber staircase. Grade II Listed for its architectural

importance it is understood to have been accommodation for coach drivers in the mid 19th Century. There are delightful views across Castle Street, The Castle and The Lord's Garden forming part of Nant Clwyd Y Dre. A Grade 1 Listed building



## DIRECTIONS

From the agent's Ruthin office proceed across the square and bear left onto Castle Street and continue for some 100yds proceeding past Nant Clwyd Y Dre the historic house on the right hand side. Continue for a further 50yds and take the cobbled driveway which is between Nos 12 and 14 Castle Street into the rear courtyard and No. 14a will be found directly ahead.

## TENURE

Believed to Be Freehold.

## LOUNGE

6.25m x 4.29m (20'6" x 14'1")



A more recent addition to this period house with wide double glazed French doors with matching side panels opening to the private southwest facing rear gardens, further window to gable, window to rear, vaulted ceiling with exposed purlins and supporting beam, woodgrain effect floor covering, TV point, two contemporary panelled radiators.



## KITCHEN

5.69m max x 3.02m average (18'8" max x 9'11" average)



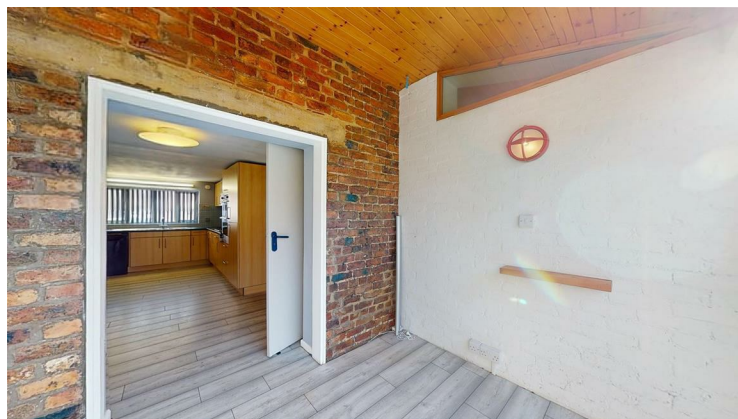
Fitted with a range of base and wall mounted cupboards and drawers with a light woodgrain effect finish to door and drawer fronts with contrasting stone effect working surfaces to include inset two and half bowl sink with drainer and mixer tap, inset four ring gas hob with built in double oven, void and plumbing for dishwasher, integrated fridge and freezer, tiled splashbacks, woodgrain effect floor finish, contemporary panelled radiator.





### BREAKFAST ROOM

2.74m x 2.62m (9' x 8'7")



Adjoining breakfast room, a well lit room with a full width double glazed sliding patio window opening to the delightful rear garden, vaulted ceiling clad in pine, a combination of painted and exposed brickwork.

### FIRST FLOOR LANDING

Two single glazed windows with aspect over Castle Street to the rear towards the Clwydian Hills, contemporary panelled radiator.

### BEDROOM ONE

5.61m x 3.66m plus door recess (18'5" x 12' plus door recess)



A spacious room with a wide double glazed window affording a predominately southerly view over the gardens and beyond the Ruthin Castle estate and Cuning Green, out built sliding door wardrobe and two contemporary panelled radiators.



### BEDROOM TWO

4.37m x 4.06m (14'4" x 13'4")

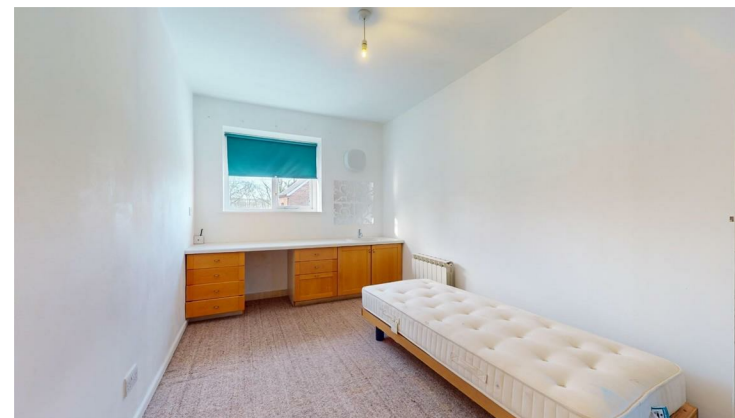


A large double bedroom with a wide double glazed window with southerly aspect, built in sliding door wardrobe, walk in cupboard with wall shelving 11'6" x 3'9", contemporary panelled radiator.



### BEDROOM THREE

4.37m x 2.51m (14'4" x 8'3")



Double glazed window with southerly aspect, fitted cabinets incorporating wash basin, contemporary panelled radiator.

### BATHROOM

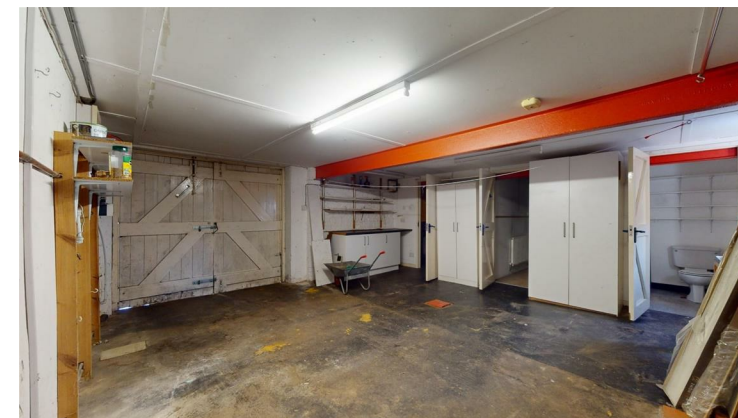
2.82m x 2.16m (9'3" x 7'1")



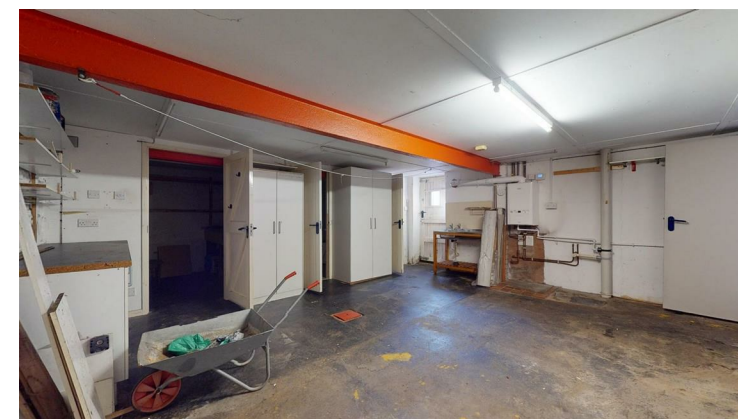
Lobby with fitted wardrobe and shelving, white suite comprising a short sit up bath with Mira shower over, pedestal wash basin and WC. Half tiled walls, window with southerly aspect, contemporary towel radiator.

### INTEGRAL GARAGE

5.94m x 5.28m (19'6" x 17'4")



Two timber panelled doors leading in to a large garage and work room with fitted cupboards and shelving, a modern Ideal gas fired combination boiler providing heating and hot water and fitted sink and drainer. Stable door leading to garden.



### CLOAKROOM

Low level WC.

### UTILITY ROOM

3.05m x 1.52m plus recess (10' x 5' plus recess)

Wall shelving, radiator.

### STORE ROOM/WORKSHOP

2.54m x 2.41m (8'4" x 7'11")

Fitted work bench and wall shelving.