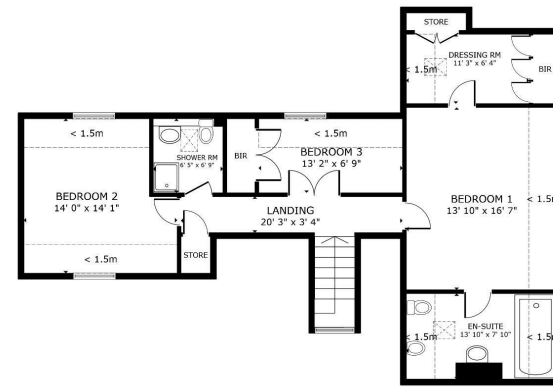


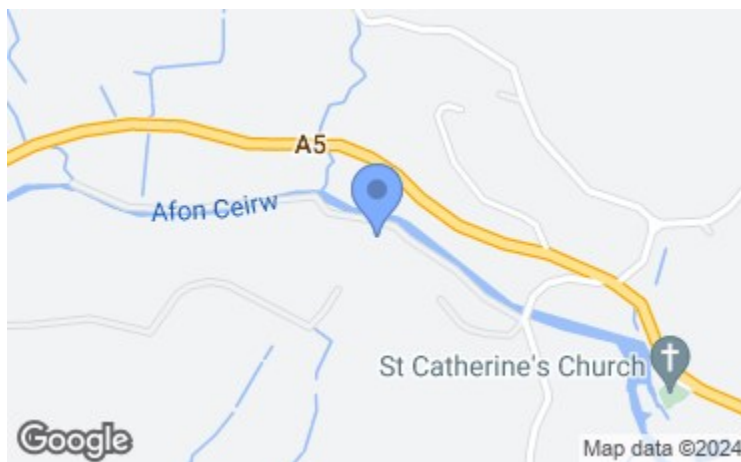
FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1: 207 sq.ft. FLOOR 2: 201 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 203 sq.ft.  
TOTAL: 1,308 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1: 207 sq.ft. FLOOR 2: 201 sq.ft.  
EXCLUDED AREAS: REDUCED HEADROOM 203 sq.ft.  
TOTAL: 1,308 sq.ft.  
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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>75</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**The Lodge**  
Maerdy, Corwen, Denbighshire  
LL21 0NS

**Offers Around**  
**£550,000**

A VERY ATTRACTIVE 3/4 BEDROOM PERIOD HOUSE, ORIGINALLY THE LODGE FOR THE NEARBY MAESMOR HALL, SET WITHIN BEUTIFULLY LANDSCAPED GARDENS AND LARGER INFORMAL GROUNDS, THE WHOLE EXTENDING TO ABOUT 1.6 ACRES.

Standing in an enviable rural setting near to the River Ceirw and with far reaching views over adjoining parkland and many mature trees it is close to the A5 at Maerdy enabling ease of access towards Llangollen and Betws Y Coed.

Large and elegant central hall with a fine staircase to a gallery landing, lounge, dining room, large west facing conservatory, fitted kitchen/breakfast room with AGA, cloakroom & w.c. First floor landing, main bedroom with en-suite and dressing room, 2 bedrooms and modern shower room. Gated entrance with gravelled parking and a large detached and modern garage. Splendid gardens with numerous mature shrubs and trees with an area of land ideal as a small paddock. Far reaching westerly views over the nearby countryside

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.

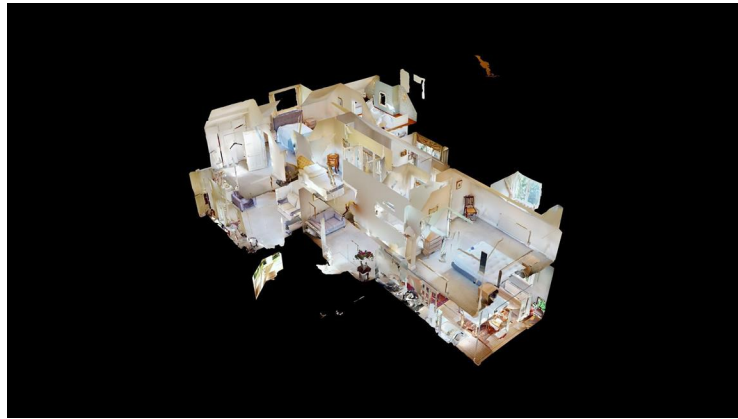
**MISREPRESENTATION ACT 1967**

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 Residential.



### 3D VIRTUAL TOUR & VIDEO



Available to view on-line.

### LOCATION

The property stands adjoining the entrance to Maesmor Hall, a long established country estate just off the A5 at Maerdy, about 1.5 miles from The Rhug Estate and some 2 miles from Corwen. It is a delightful rural area noted for its many mature trees and rolling farmland.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

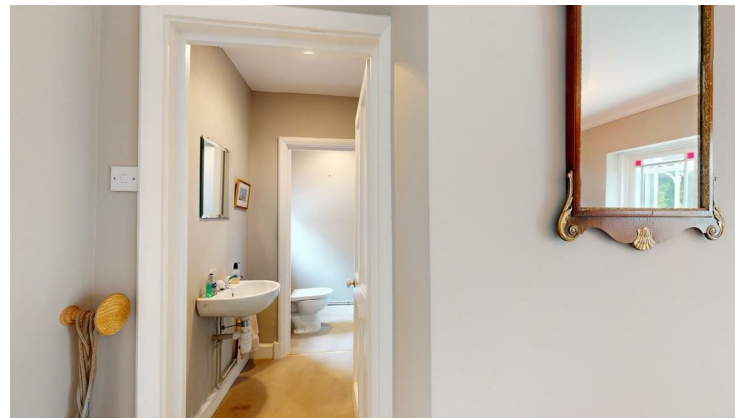
5.21m x 3.18m (17'1" x 10'5")



Panelled door leading to a very spacious and central reception hall with a fine turned staircase rising to the first floor and with an impressive stone mullioned and leaded effect double glazed window overlooking the front elevation. Enclosed understairs cupboard, moulded coved ceiling, panelled radiator.



#### CLOAKROOM



Wash basin and separate closet with WC, panelled radiator. Panelled door to main hall.

#### MAIN HALL

4.29m x 1.85m (14'1" x 6'1")



Wide and glazed door opening to the northern elevation of the house, moulded coved ceiling and decorative ceiling rose.



Adjoining is a larger area of ground, which is not maintained as gardens and is mowed only once or twice a year. It could be fenced to create a small paddock as required.



### 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, turn right. Continue to the A5 and turn right in the direction of Betws-y-Coed and follow the road past the Rhug Estate, continuing on the A5 directly ahead through the traffic lights to the Goat Inn in Maerdy. On passing the Inn turn immediately left on to the minor lane, crossing the river and continue past the main entrance to the Hall and after some 30 yards the entrance is on the right.

### TENURE

Understood to be Freehold.

### COUNCIL TAX

Conwy County Borough Council - Tax Band E

### 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/PMW

**SHOWER ROOM**

2.06m x 1.96m (6'9" x 6'5")



Modern suite comprising floor level tray with glazed screen and high output shower and monsoon style head, wash basin and WC. Fully tiled walls and floor to a travertine style, Velux roof light.

**OUTSIDE**



The property stands within extensive grounds of about 1.6 acres. It is approached over its own private drive with a five-bar cruck gate leading into a wide gravelled drive and forecourt which extends across the majority of the front elevation of the house.

**DETACHED GARAGE**

6.10m x 4.01m (20' x 13'2")

High roller shutter remote controlled door to front, electric light and power installed together with the pressurised system and filters for the private borehole providing

domestic water, useful storage loft area above. Personal door to side.

**THE GARDENS**



The house stands just to one side of the main drive leading to Maesmor Hall but has its own private drive in. The gardens are delightful with wide sweeping lawns interspersed with established flower and shrub borders together with a number of mature trees.



It has splendid westerly views over the estate farmland and wooded hillside beyond.

**LOUNGE**

4.29m x 3.96m (14'1" x 13')



A well-lit room with two leaded effect and double-glazed windows both within stone mullioned frames. It has an ornate recessed fireplace in marble with white surround and inset multifuel fire grate, moulded covered ceiling, TV point, wall light points, panelled radiator. Glazed door to conservatory.

**CONSERVATORY**

5.38m x 4.09m (17'8" x 13'5")



A splendid addition to the house designed to take full advantage of the splendid views over the gardens and wooded countryside beyond. It has single-glazed windows and a glazed pitched roof, twin-glazed doors opening to the patio, tile effect floor covering, two low-level radiators.



**DINING ROOM/OCCASIONAL BEDROOM FOUR**

4.29m x 4.14m (14'1" x 13'7")



Three double-glazed windows, one within a stone mullioned frame and affording a dual aspect, moulded covered ceiling, fine oak woodblock flooring, panelled radiator.

**KITCHEN/BREAKFAST ROOM**

2.97m x 2.72m plus 4.29m x 2.49m (9'9" x 8'11" plus 14'1" x 8'2")



An L-shaped room fitted with a range of base and wall

mounted cupboards and drawers with a limed oak finish to door and drawer fronts and contrasting light working surfaces to include a dresser style unit with open book shelves and drawers and cabinets, further range of units incorporating one and half bowl sink with mixer tap and drainer, integrated fridge, freezer, dishwasher and an oil fired boiler providing domestic hot water and heating. Dark blue enamelled oil fired AGA with twin hot plates, ovens, attractive tiled splashbacks, pantry cupboard. Three single glazed windows, Amtico style floor finish, downlighters, panelled radiator.

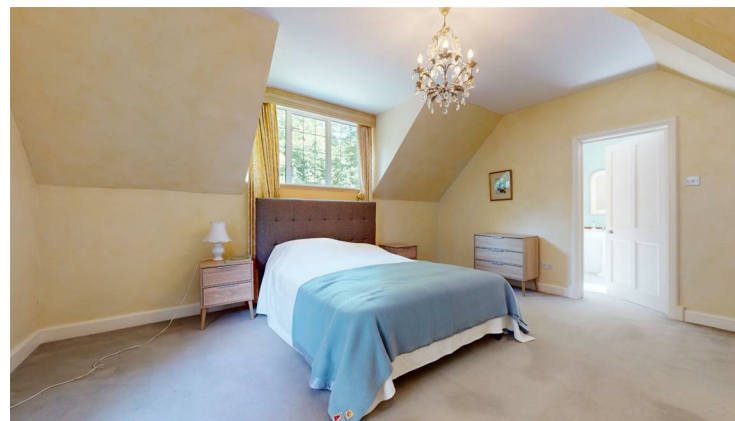
### FIRST FLOOR LANDING



A delightful central landing with high vaulted ceiling and panelled radiator.

### BEDROOM ONE

5.05m x 4.22m (16'7" x 13'10")



Vaulted ceiling, high level window to the northern side, panelled radiator.

### WALK IN DRESSING ROOM

3.43m x 1.93m (11'3" x 6'4")

Range of fitted wardrobes and storage, Velux roof light, panelled radiator.

### EN SUITE BATHROOM

4.22m x 2.39m (13'10" x 7'10")



Modern white suite comprising a white enameled bath with panelled surround together with pedestal wash basin, bidet and WC. Painted panelling to dado and wide polished shelves, vaulted ceiling with Velux roof light, towel radiator.

### BEDROOM TWO

4.29m x 4.27m (14'1" x 14')



Vaulted ceiling with two modern leaded effect double glazed windows, two panelled radiators.



### BEDROOM THREE

4.01m x 2.06m (13'2" x 6'9")



Twin glazed doors opening off the landing, it has a splendid high level double glazed window with views across the estate farmland, built in double door airing cupboard with slatted shelving and cylinder, panelled radiator.