

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | | EU Directive 2002/91/EC | England & Wales |
| | | 72 | |
| | | 51 | |

Pentre Farm
Pwllglas, Ruthin, Denbighshire
LL15 2PE

Price
£595,000

A BEAUTIFULLY APPOINTED THREE BEDROOM DETACHED PERIOD HOUSE sympathetically remodelled and extended to provide an elegant home set within mature grounds and woodland extending in total to about 3.7 acres. Located on a private no through lane in a secluded position just a short distance from the village and some 2.5 miles from Ruthin.

This former farmhouse dating from 1850, combines a wealth of original features with modern amenity. It affords an open fronted porch, central hall with archway to adjoining dining room, snug/study, a splendid sitting room with high vaulted ceiling with impressive exposed roof timbers and substantial inglenook fireplace, luxury fitted kitchen with rear porch and utility and a fine family room with bi fold doors opening with views across farmland towards the Clwydian Hills. First floor landing, three double bedrooms and modern shower room and separate bathroom. Long tarmac driveway to front with parking and detached workshop and garage, extensive informal gardens to rear which extend up to and include an area of mature woodland.

Inspection highly recommended.

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

Pwllglas is a popular rural village standing in the heart of the Clwyd Valley some 2 miles from the market town of Ruthin and with good road links towards Wrexham, Mold and Chester. Ruthin provides a range of shops catering for most daily needs with supermarkets and schools for all ages.

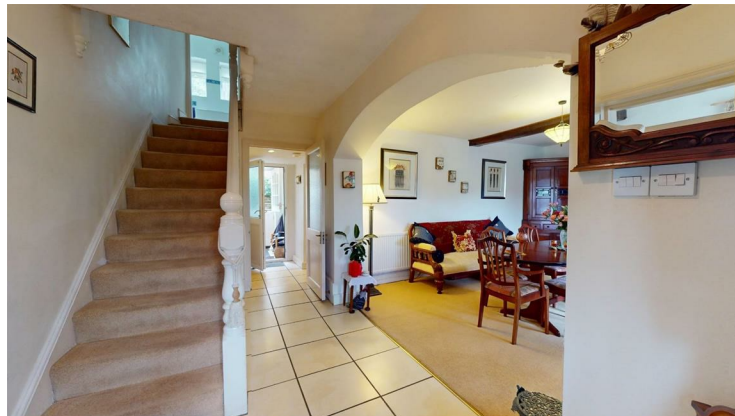
THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Out built and open entrance porch with double glazed windows to three sides and tiled step, wood grain effect composite and double glazed door leading to central hall.

CENTRAL HALL

4.65m x 2.01m (15'3" x 6'7")



Archway to adjoining dining room. The hallway has a wide staircase rising off with ceramic tiled flooring.

DINING ROOM

4.93m x 3.91m (16'2" x 12'10")



An attractive room with a high ceiling with a central beam, modern UPVC sash window to front with views across farmland towards the Clwydian Hills, ornate Victorian style fireplace with decorative

tiling, mantel, open fire grate and polished granite hearth, two panelled radiators.

SNUG/STUDY

5.11m x 3.05m approx (16'9" x 10' approx)



An original inglenook fireplace with niche to one side and original bread oven raised hearth and large wood burner, high ceiling with central beam, double glazed window to rear, modern double glazed sash window to front with views across the village towards the Clwydian Hills. Panelled radiator. Five winding stairs lead to the sitting room.



AGENTS NOTE

We understand the property is connected to mains water, electricity and private drainage system located within the curtilage.

The lower part of the lane is in the ownership of the property and over this area there are rights of way in favour of two neighbouring property. The main drive up to the house is private. A recently diverted public footpath crosses the driveway of the property details of which will be available on inspection.

DIRECTIONS

From the agent's Ruthin office proceed across St Peters Square onto Castle Street and follow the road out of town on the A494 for some two miles. On entering the village of Pwllglas continue past the public house and take the next right turning. Turn immediately left on to a private road. Continue for some 150 yards and bear right on to the private drive leading up to the house.

TENURE

Freehold

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 £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.

HE/PMW

OUTSIDE

The property is approached over a long private driveway which extends up to the front elevation of the house and thereafter bears to the left to the detached garage and workshop.

GARAGE AND WORKSHOP

4.95m x 4.06m (16'3" x 13'4")

Electric light and power, door to rear, controls for the solar panel system.

SOLAR PANELS

The garage benefits from 7 solar panels on the south facing slope (approximately 3kw).

STORE ROOM

Lean to open fronted storage to rear with store room off.

REAR GARDENS



The grounds are mainly to the rear of the house with a wide walkway which extends along the rear elevation which opens up to a south facing secluded and sheltered patio which adjoins the sitting room. Beyond very extensive lawns slope gently up the hill for some distance which are interspersed with a variety of mature native trees and shrubs whilst beyond there is a large area of natural deciduous woodland providing a haven for wildlife with plants and fauna particularly bluebells in the woods.



SITTING ROOM

6.22m x 4.88m (20'5" x 16')



A most impressive room with a high vaulted ceiling and exposed timbers, purlins and rafters, it has a very substantial stone chimney breast with supporting beam, brick edged hearth and a large multifuel stove, display niches, window seat with arched window overlooking the rear garden, arched door leading to south facing side patio, three further double glazed windows, TV point, panelled radiator.



REAR HALL

Located off the main hall, walk in understairs pantry cupboard with shelving. UPVC double glazed door leading to rear porch.

REAR PORCH



Glazed stable door to rear.

UTILITY ROOM

1.75m x 1.68m (5'9" x 5'6")



Fitted base unit with tiled worktop and inset sink, low level WC, HRM Wallstar oil fired condensing combination boiler providing heat and hot water, part tiled walls, tiled floor.

KITCHEN

4.93m x 3.07m (16'2" x 10'1")



The kitchen is extensively fitted with a contemporary range of base

and wall mounted cupboards and drawers with an off white wood grain effect finish to door and drawer fronts and contrasting black granite working surfaces to include an inset one and half bowl sink with mixer tap, inset four ring ceramic hob with stainless steel and glass extractor hood and light above, integrated double oven, pan drawers, dishwasher, recess for an upright fridge/freezer. Attractive granite and green glass upstands, double glazed window, ceiling downlighters, ceramic tiled floor.



FIRST FLOOR LANDING



Radiator.

BEDROOM ONE
4.93m x 4.29m (16'2" x 14'1")



Modern sash double glazed window to front with views towards the Clwydian Hills, partially vaulted ceiling, fitted shelving to recesses, panelled radiator.



BEDROOM TWO
4.93m x 3.078m (16'2" x 10'1")



Double glazed window to rear, partially vaulted ceiling, radiator.

BEDROOM THREE
5.21m x 3.30m (17'1" x 10'10")



Double glazed window to front with far reaching views, partially vaulted ceilings, fitted cupboards to either side of chimney breast, modern sash double glazed window, radiator.



SHOWER ROOM
2.01m x 1.70m (6'7" x 5'7")



Luxury white suite comprising corner shower cubicle with vanity unit, low level WC, part tiled walls to a decorative dado, wall mirror and light, tiled floor with underfloor heating, radiator.

BATHROOM
2.79m x 1.63m (9'2" x 5'4")



Modern white suite comprising panelled bath with glazed screen and electric shower over, mirror with light, pedestal wash basin and WC, three double glazed windows, mainly tiled walls with decorative dado, two display niches, tiled floor, radiator.



FAMILY ROOM
4.83m x 4.72m (15'10" x 15'6")



Large family room extension, a light and airy room designed to take full advantage of the outstanding views across farmland towards the Clwydian Hills, it benefits from a four section bi fold door opening to a raised patio which benefits from the morning sun. The room benefits from a high vaulted ceiling with painted rafters together with a brick lined fireplace, raised granite hearth and a large and contemporary wood burning stove with large clear glass door. There is a further double glazed window overlooking the rear garden, solid oak flooring, panelled radiator.