



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		27	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Hattwood House,

Llanbedr Dyffryn Clwyd, Ruthin, Denbighshire, LL15 1UT

**Price**  
**£495,000**

A one-off unique home overlooking an Area of Outstanding Natural Beauty in the Vale of Clwyd, it has been the subject of detailed refurbishment to a high standard with its many original features dating from pre-1900 with a contemporary look. A beautifully appointed three large bedroom home set within extensive mature landscaped grounds of about 0.3 acres, it stands in an elevated setting commanding far reaching views across the Vale. It affords large vestibule, elegant hall with wide staircase and access to cellar, lounge, dining room, luxury bespoke kitchen/breakfast room, luxury shower room and wc, first floor spacious landing, three large double bedrooms, luxury bathroom, oil central heating, detached double garage with workshop and splendid landscaped gardens which can only be fully appreciated on inspection. **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.



Llanbedr DC village stands on the western slopes of the Clwydian Hills. The area is conveniently placed for access to the nearby market town of Ruthin which provides a wide range of facilities catering for most daily requirements and good road links towards Mold approximately 9 miles.

**THE ACCOMMODATION COMPRISES**

Part glazed door with matching side panels opening to:

**OUTER PORCH / VESTIBULE**

2.64 x 1.83 (8'8" x 6'0")

Original 'Minton' style tiled floor which extends into the adjoining reception hall, high ceilings and wall shelving. Twin glazed Georgian style doors open to:

**ELEGANT RECEPTION HALL**

5.49 x 2.46 (18'0" x 8'1")



Splendid wide staircase rising off, moulded coved ceiling, glazed door leading to the rear elevation, understairs steps leading down to the cellar and boxed panelled radiator.



**CELLAR**

Steps leading down to cellar with approximately 7 ft head room which provides a useful store with wall shelving and a former wine cellar with stone topped recesses. Oil fired boiler providing domestic hot water and central heating.

**SHOWER ROOM**

2.84 x 1.78 (9'4" x 5'10")



A luxury modern suite comprising corner cubicle with glazed screen and 'Mira' electric shower, contemporary glass and stainless steel vanity unit with inset round bowl with matching mirror and light over, low level WC, fully tiled walls with dado and decorative motif, wall mounted glass and chrome display cabinet with shelving, high polished ceramic tiled floor, halogen downlighters, extractor fan and chrome towel radiator.

**DINING ROOM**

4.22 x 3.28 + bay (13'10" x 10'9" + bay)



Deep square double glazed window with pleasing aspect over the rear patio and terraced garden, double glazed window to side, picture rail, ornate Victorian style cast iron fireplace with decorative tiling and raised tiled hearth. Panelled radiator and archway to:

**LOUNGE**

6.10 max x 3.96 + bay (20'0" max x 13'0" + bay)



An elegant room designed to take full advantage of the pleasing views across the Vale of Clwyd with a full height Georgian style double glazed bay window, further deep bay to one side, decorative moulded coved ceiling to the majority and arched display niche with shelving and concealed lighting. Adam style white fire surround with deep cast iron insert together with freestanding cast iron dog grate with canopy and raised marble hearth. Two panelled radiators.



**KITCHEN / BREAKFAST ROOM**

4.78 max x 4.27 (15'8" max x 14'0")



A luxury bespoke kitchen handcrafted by Gwasaney Sawmills. It is formed in solid beech with panelled door and drawer fronts and contrasting polished granite working surface and includes an inset four ring Bosch halogen hob with beech outbuilt pelmet with extractor fan and light, integrated dishwasher, fridge and freezer, stainless steel fronted Bosch combination microwave and convection oven, void and plumbing for washing machine, inset 1 1/2 bowl stainless steel sink with mixer tap, concealed downlighting and panelled radiator.

**Kitchen continued .../...**

African slate tiled floor extending into a deep bay with pleasing aspect over the landscaped rear gardens and patio.

**FIRST FLOOR**

**SPACIOUS LANDING**

5.49 x 2.62 overall (18'0" x 8'7" overall)



Light and airy with double glazed window to all front and rear elevations, high moulded coved ceiling and panelled radiator.

**BEDROOM ONE**

4.29 x 4.95 overall (14'1" x 16'3" overall)



A splendid room with deep double glazed bay windows affording outstanding views across the Vale. Bespoke wardrobes comprising three double and one single door robes providing accommodation of hanging rails and shelving. High moulded coved ceiling with halogen down lighters and panelled radiator.

**BEDROOM TWO**

5.05 x 3.48 (16'7" x 11'5")



A spacious room lit with a deep bay double glazed window affording delightful views over the landscaped rear gardens, built in wardrobe providing hanging rails and shelving with high level locker storage cupboards, ornate cast iron fireplace with white painted surround, telephone point and panelled radiator.

**BEDROOM THREE**

4.29 x 3.20 (14'1" x 10'6")



Double glazed window with southerly aspect across the Vale, shallow tiled recess with wash basin, mirror and light, moulded coved ceiling, ornate cast iron fireplace with white painted surround and panelled radiator.

**BATHROOM**

2.69 x 1.78 (8'10" x 5'10")



Luxury white suite comprising bath with shower attachment, wash basin and low level WC, three quarter tiled walls with sandstone style tiling, shallow recess with downlighters and glass shelving, matching floor, halogen downlighters, double glazed window affording pleasing views, extractor fan and chrome towel radiator.

**OUTSIDE**



**GARDENS**

The property is approached over a tarmac drive which provides a parking and turning area and access to the garage. The owners have developed a splendid garden over the last 10 years which has involved considerable landscaping with impressive stone faced retaining walls with steps winding up a raised garden which enjoys a sheltered mature setting with south and westerly views across The Vale. The gardens are delightful, centred on an ornamental pond and patio there are extensive shrubbery which provide colour and interest throughout the year together with informal lawns with mature trees. There is a summer house and garden store.



**GARAGE**

5.49 x 5.08 (18'0" x 16'8")



Metal up and over door to front, electric light and power, fitted wall shelves and workbench, side recess providing space for a chest freezer and personal door to side. Adjoining garden storeroom.

**TENURE**

Believed to be Freehold.

**COUNCIL TAX**

Denbighshire County Council - Council Tax Band G.

**DIRECTIONS**

From the Agent's Ruthin Office take the A494 Mold Road and after some 2 miles and on entering the village of Llaneddr DC continue past the Inn and Church and follow the road around the right hand bend and up the hill. Hattwood House will be found on the left hand side after some 300 yards.

**VIEWING**

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

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

**HME**

**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.