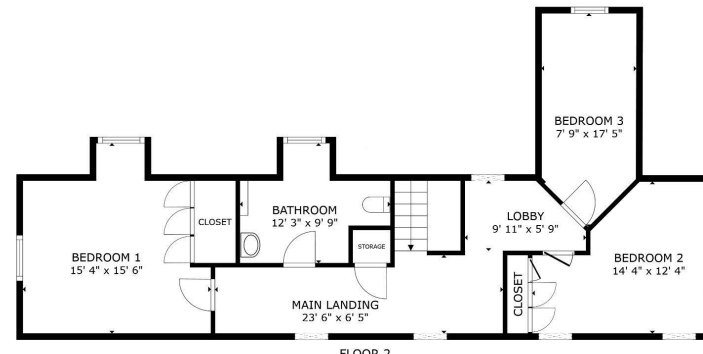


GROSS INTERNAL AREA
FLOOR 1 1,457 sq.ft. FLOOR 2 823 sq.ft.
TOTAL 2,280 sq.ft.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		72	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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Woodpecker Cottage

Pentre Coch, Ruthin, Denbighshire
LL15 2YF

Price
£725,000

A GREATLY EXTENDED AND HIGHLY APPOINTED 3 BEDROOM DETACHED HOUSE WITH OUT-BUILDINGS, INFORMAL GROUNDS AND PADDOCK EXTENDING TO ABOUT 1.24 ACRES, STANDING IN A TRULY ENVIABLE RURAL SETTING WITHIN THE AREA OF OUTSTANDING NATURAL BEAUTY, WITH STUNNING SOUTH AND WESTERLY VIEWS ACROSS THE VALE OF CLWYD TOWARDS SNOWDONIA, NORTH WALES COAST AND THE BERWYN MOUNTAINS.

Located in an elevated setting on the lower slopes of The Clwydian hills on a no-through adopted lane just above the hamlet of Pentrecoch some 4 miles from Ruthin. It has one of the finest panoramic aspects across The Vale and the house has been extensively re-modelled and extended to take full advantage of this aspect.

It affords, reception hall, splendid through lounge, day lounge, inner hall, dining room, large fitted kitchen/breakfast room, utility, modern shower room and side porch.

First floor long landing, 3 bedrooms and luxury bathroom.

Wide patios with glass balustrade, rear domestic area and side drive.

Detached garage and workshop, large implement shed/log store, dog grooming room.

gated entrance to upper grounds/paddock with purpose built kennels and run.

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 - Drone photo looking East



The house stands in an enviable setting above the hamlet with splendid panoramic views. It is very much in the foothills of The Clwydian Hills with numerous walks up on to the surrounding countryside and Offa's Dyke Pathway which runs along the top of the hills extending from North to South Wales. Ruthin is within easy reach with a wide range of shops and facilities and there are good road links towards Wrexham and Mold.

It is located within the AONB

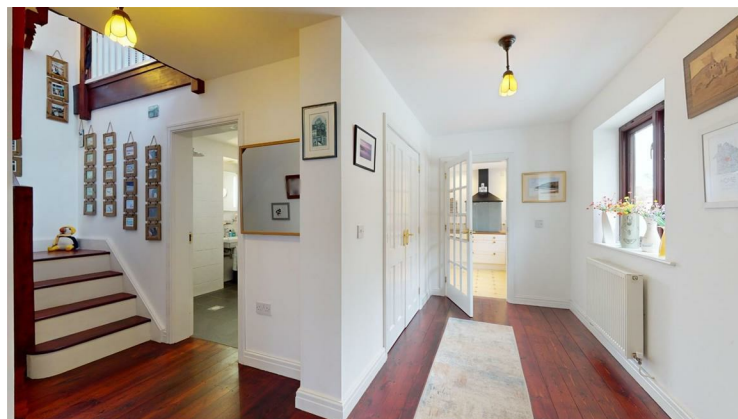
THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled hardwood mahogany stable door leading into a spacious L shaped reception hall.

RECEPTION HALL

4.22m x 1.85m plus 4.24m x 1.85m (13'10 x 6'1 plus 13'11 x 6'1)



Spacious L shaped reception hall with a turned staircase rising off, enclosed understairs cupboard, large double door

walk in cloaks cupboard with hooks, mahogany stained pine floorboarding which extends throughout the hall and the inner hall leading to the two main reception rooms, two double glazed windows, wall light points, two panelled radiators.

LOUNGE

6.86m x 4.67m (22'6 x 15'4)



A very spacious room designed to take full advantage of the outstanding westerly views across the vale towards the Berwyns and Snowdonia, it has a wide hardwood framed and double glazed sliding patio window, fine brick lined and contemporary inglenook style fireplace with raised brick hearth to a herring bone style and an ornate cast iron Yotel multifuel fire grate, TV point, wall light points, bay window to gable with southerly views across farmland, mahogany stained pine flooring, two panelled radiators.



DRONE PHOTO ABOVE PROPERTY



DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and upon reaching the junction with Station Road turn right at the T Junction onto the A525 Wrexham Road. Upon reaching Llanfair DC take the left turning signposted Graigfechan. Continue across the staggered crossroads with the B5429 and follow the lane up the hill to the T Junction and turn right. Follow the road to the hamlet of Pentre Coch and take the first left to one side of the large red brick house and follow the road up the hill and woodpecker will be found directly ahead.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band G

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

BEDROOM THREE

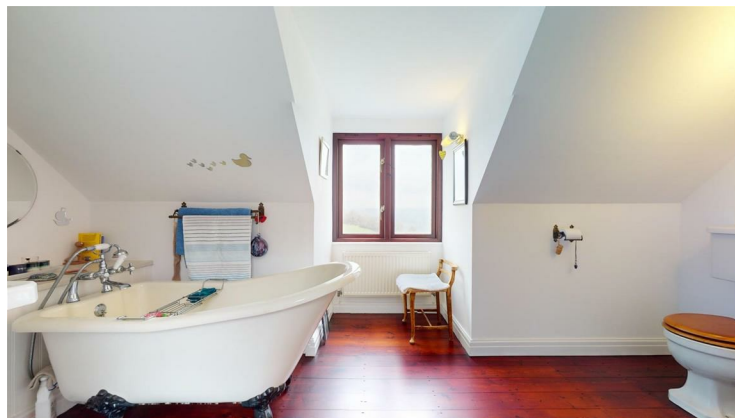
5.31m x 2.36m (17'5" x 7'9")



Vaulted ceiling with double glazed window affording predominately southerly aspect, under eaves storage, panelled radiator.

BATHROOM

3.73m x 2.97m (12'3" x 9'9")



Freestanding roll top slipper bath with combination shower and tap unit, large wash basin and low level WC, double glazed window with far reaching south westerly views, wall light point, panelled radiator.

OUTSIDE

The property stands in an elevated position off a no through and adopted minor lane leading to Woodpecker Cottage, a further house located further up the hillside and access to local farms. There is a splayed entrance opening to a wide tarmac parking area to the western side of the house providing space for a number of cars and access to the

accommodation. The front elevation is dominated by a splendid paved patio which has a very substantial stone retaining wall and a modern glass and stainless steel balustrade which allows a degree of shelter but allows the accommodation to take full advantage of the far reaching views. To the southern side an unmade lane leads up to the main parking area and garages, beyond the upper garden and adjoining farmland.

OUTBUILDING

7.32m x 6.35m max including recess (24' x 20'10" max including recess)

A substantial building providing garage and workshop, electric light and power installed.

LEAN TO OPEN FRONTED LOG STORE/IMPLEMENT SHED

7.19m x 2.82m average (23'7" x 9'3" average)

UTILITY ROOM

2.64m x 1.96m (8'8" x 6'5")

Designed as a dog grooming room, it has fully lined walls in white boarded finish with a wet floor and a hot and cold supply from the house.

BRICK BUILT GARDEN ROOM

Used for general storage with a lined and insulated cattery to one side.

UPPER GARDENS/PADDOCK

Approached via a five bar gate, it provides a splendid upper lawned area which could be fenced to the southwestern side to provide a paddock for small livestock as required. There is a purpose built 12' x 12' dog run with kennels to its rear. Electric light and water supply installed.

DAY LOUNGE

4.65m x 4.24m (15'3" x 13'11")



A very attractive room also benefiting from far reaching views with twin double glazed French doors with matching panels to either side opening to the south westerly facing patio, brick lined fireplace with raised brick hearth and freestanding multifuel fire grate, fitted book shelving to the majority of two walls. Built in double door cupboard with shelving and drawers, matching flooring, panelled radiator.



KITCHEN/BREAKFAST ROOM

5.54m x 3.10m (18'2" x 10'2")



Fitted with a modern range of base and wall mounted cupboards and drawers with a soft cream toned finish to door and drawer fronts to a Shaker style with rolled edge wood grain effect working surfaces to include a white glazed sink with pewter style mixer tap, an inset four ring induction hob with glass upstand and large extractor hood and light above, integrated Neff double oven, Whirlpool fridge, freezer, Beko integrated dishwasher. Fitted pan drawers, attractive tiled splashback. The room is well lit with a dual aspect with two double glazed windows, one affording westerly views along the vale towards Ruthin and the north Wales coast, ceiling downlighters, panelled radiator.



DINING ROOM

5.05m x 3.86m (16'7 x 12'8)



This room also benefits from far reaching views across the vale towards the Berwyns with double glazed French windows and matching panels to either side leading to the large patio, further double glazed window with southerly views across the valley, dark green enamelled multifuel stove on a raised brick hearth, recess to one side for logs, mahogany stained pine flooring, panelled radiator.



REAR HALL

2.39m x 1.47m (7'10 x 4'10)

Stable door leading to the parking area, panelled radiator.

UTILITY ROOM

2.39m x 2.29m (7'10 x 7'6)



Fitted working surface with cupboard, inset single drainer sink, void and plumbing for two washing machines and space for tumble dryer, dual aspect with double glazed windows, Worcester oil fired boiler providing domestic hot water and heating.

SHOWER ROOM

2.72m x 1.98m (8'11 x 6'6)



Refurbished with a wet floor system with riven slate effect tile floor, high output shower with monsoon style head, vanity with illuminated mirror above, bidet and low level WC, fully tiled walls, extractor fan, large white enamelled towel radiator.

FIRST FLOOR LANDING

7.16m x 1.96m plus 3.02m x 1.75m (23'6 x 6'5 plus 9'11 x 5'9)



A spacious room with vaulted ceiling benefiting from a high degree of natural light with three Velux roof lights, mahogany stained floorboarding which extends throughout the majority of the first floor accommodation, two panelled radiators.

AIRING CUPBOARD

Santon insulated and pressurised water tank.

BEDROOM ONE

4.72m x 4.67m (15'6 x 15'4)



Vaulted ceiling with two double glazed windows both affording far reaching views, wall light point, fitted wardrobes providing a combination of hanging rails and shelving, panelled radiator.



BEDROOM TWO

4.37m x 3.76m (14'4 x 12'4)



Vaulted ceiling with two Velux roof lights, further double glazed window enjoying far reaching westerly views along the length of the vale towards the north Wales coast and Snowdonia. Fitted wardrobes to one wall, panelled radiator.