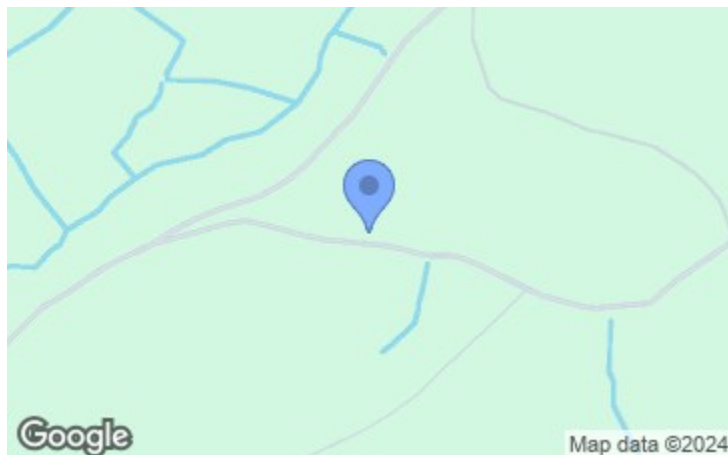


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 695 sq ft, FLOOR 2: 1768 sq ft, FLOOR 3: 545 sq ft  
TOTAL: 3008 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			
England & Wales		EU Directive 2002/91/EC	71

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			
England & Wales		EU Directive 2002/91/EC	

**Cavendish**  
ESTATE AGENTS

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**The Sun**  
Derwen, Corwen,  
LL21 9RN

**Price**  
**£650,000**

LOCATED IN A SECLUDED AND SHELTERED SETTING IN A RURAL VALLEY SOME 6.5 MILES FROM RUTHIN, AN ENCHANTING 3 BEDROOM DETACHED FORMER FARMHOUSE, EXTENDED TO INCLUDE A CONVERTED BARN OFFERING A UNIQUE BLEND OF HISTORICAL CHARM WITH MODERN FEATURES TO PROVIDE A COMFORTABLE FAMILY HOME, SET WITHIN INFORMAL GARDENS OF ABOUT 0.5 ACRE.

0.5 ACRE PADDOCK LOCATED NEARBY

Located on a minor lane about 1 mile from Clawddnewydd leading towards Melin Y Wig and Derwen.

**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.





### HISTORIC CHARM AND MODERN COMFORT

Nestled in a secluded rural valley just 6.5 miles from Ruthin, this enchanting three bedroom detached former farmhouse offers a unique blend of historical charm and modern comfort. Set within informal gardens of about 0.5 acres with a nearby 0.5 acre paddock, The Sun promises a serene and picturesque lifestyle.

### HARMONIOUS BLEND OF PAST AND PRESENT

Purchased over 30 years ago, this property has been lovingly transformed from a detached house with redundant farm building into a spacious and unique family home. The owners linked the two structures, converting the outbuilding into additional accommodation now featuring a large conservatory with an open plan kitchen/dining/living area in the barn.

### OPEN-PLAN LIVING AND RUSTIC CHARM

The heart of the home is the open plan living space. This expansive area boasts an open plan kitchen, dining and living space, flooded with natural light and large conservatory. The upper floor snug/day lounge offers a cosy retreat perfect for relaxing or entertaining.

### TIMELESS CHARACTER AND COSINESS

The original farmhouse is filled with character with its heavy beamed ceilings and inglenook fireplace in the lounge. The ground floor also includes charming day room and utility room, believed to be the original kitchen adding to the home's rustic appeal. A hidden gem, the lower ground floor cellar provides additional space and storage.

### VERSATILE AND INVITING BEDROOMS

The Sun offers three versatile bedrooms. The interlinking corridor leads to a sunny studio with a third bedroom and shower room providing a private retreat. The other bedrooms can easily be adapted to suit your needs whether as a snug, study or additional bedrooms.

### COMFORT AND CONVENIENCE

This delightful property includes three wood burning stoves, a second conservatory that serves as a sun trap and various outbuildings such as small garden shed and greenhouse. There is ample parking space within the gates on the lower garden, ensuring convenience for you and your guests.

### A SPACE TO SHAPE YOUR LIFE

Imagine mornings spent in the sunny conservatory, afternoons in the sun trap garden and evenings by the log burning stoves. The

Sun is a space you can shape to suit your family with light and airy rooms that offer a wealth of options. This home is ready to be moulded to your lifestyle.

### SERENE GARDENS AND PADDOCK

Surrounding the property are informal gardens spanning about 0.5 acres. A tranquil garden with a central cottage and honeysuckle covered barn offers a spacious retreat. A nearby 0.5 acre paddock provides additional space for outdoor activities or keeping animals.

### A PIECE OF HISTORY

Built in the 1800s and integrated with a barn in the 1990s, The Sun retains its original stone and a renovated Welsh kitchen, blending historical charm with modern amenity. The entrance opens into a small conservatory filled with natural light currently used as a studio adding to the property's unique appeal.

### 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.

### 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.

### 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.

### TENURE

Freehold.

### COUNCIL TAX

Denbighshire County Council Band G.

### DIRECTIONS

What Three Words. shallower.filler.winners

### VIEWING

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

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

HE/PMW