



GROSS INTERNAL AREA
 FLOOR 1 1,601 sq.ft. FLOOR 2 1,179 sq.ft.
 EXCLUDED AREAS : DOUBLE GARAGE 317 sq.ft.
 TOTAL : 2,780 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Cavendish
 ESTATE AGENTS

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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

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

Tyn y Caeau
 Llanrhydd, Ruthin,
 LL15 2US

£635,000

Nestled in the picturesque foothills of the Dee Valley Area of Outstanding Natural Beauty (AONB), Tyn Y Caeau offers the perfect blend of rural charm and modern convenience. Just a two-minute drive from local amenities, this elegant five-bedroom detached residence, dating from the early 18th century, stands within private and informal gardens of about 0.47 acres.

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.



WELCOME TO TYN Y CAEAU

Nestled in the picturesque foothills of the Dee Valley Area of Outstanding Natural Beauty (AONB), Tyn Y Caeau offers the perfect blend of rural charm and modern convenience. Just a two-minute drive from local amenities, this elegant five-bedroom detached residence, dating from the early 17th century, stands within private and informal gardens of about 0.47 acres.

HISTORY AND HERITAGE

Dating from the early 17th century, the farmhouse was originally part of the Hartsheath Estate. It retains many original features, including open beamed ceilings.

KEY FEATURES

- **Period Charm:** A residence dating back to the early 17th century, incorporating a former cottage and original dairy from a large working farm.
- **Modern Upgrades:** Extensive refurbishment, including a reslated main roof and a remodeled kitchen/dining area.
- **Spacious Layout:** The house affords an out-built and enclosed porch, main hall opening to a central inner hall with staircase, lounge, day room, luxury kitchen/dining and family room, large utility room, and adjoining cloakroom.
- **Bedrooms:** First floor landing, two bedrooms with en suites, and a family bathroom.
- **Heating:** Oil heating throughout.

Parking: Enclosed tarmac driveway providing ample parking and an attached double garage.

MODERN LIVING WITH CHARM

Step through the front door into a warm reception room, perfect for welcoming guests, with ample storage for wellies, shoes, and coats. The furnishings throughout Tyn Y Caeau is a blend of Farmhouse Modern and Farmhouse Chic, with a deliberate emphasis on minimalism.

As soon as you enter the sitting room, you can imagine family Christmases gathered around the traditional log burning stove, whilst you look out at the snow covered Clwydian range.

The home has a second sitting room, which is perfected for a family play room, home study or a quiet reading nook.

KITCHEN AND FAMILY ROOM

The kitchen has been remodelled to provide a large, luxurious kitchen, dining, and family room featuring a 'Tegla' fitted kitchen with AGA. A large four-section bi-fold door opens to the west-facing private gardens, and space for a large table perfect for family gatherings and entertaining.

For those cold mornings, the kitchen includes heated floors to keep your toes warm. A new wood floor was installed in 2022 and last year the previous homeowners also installed new carpets throughout.

BEDROOMS AND BATHROOMS

The master suite offers an unobstructed view of the Clwydian/Dee Valley AONB, vaulted ceilings, and a completely redone ensuite bathroom with high-quality furnishings, a heated towel rack, and a rain shower. Three of the five bedrooms provide commanding views of the AONB, and one has plumbing ready for a second ensuite.

GARDENS AND OUTDOOR SPACE

Set within private gardens of about 0.47 acres, the property offers a serene outdoor space with splendid views. On a hot day you can open the bifold doors, turn up the music knowing you won't disturb any neighbours and lay back with a gin & tonic in hand. And when the leaves begin to drop in Autumn, you can watch the harvest from your windows, take crisp walks down colourful lanes and pick apples from the gardens four apple trees.

LOCAL ATTRACTIONS

Located just 1.5 miles from the renowned Offa Dyke Path and a 30-minute drive from Snowdonia National Park, Tyn Y Caeau is perfect for outdoor enthusiasts. Nearby Ruthin offers a variety of shops, pubs, and restaurants, including the White Horse in Hendrerwydd and the Griffin, known for its quality ales and Sunday roasts.

The town centre is within one mile, providing a wide range of facilities catering for most daily

requirements. The A494 and A525 offer ease of access for those wishing to commute towards Chester and Mold.

WHAT THREE WORDS

Quicker.Chop.Handover

COUNCIL TAX

Band G

TENURE

Freehold

HIGH TECH COUNTRY HOME

The front door of the house can be configured to lock/unlock with your fingerprint and can remotely locked/unlocked from any location. The enclosed gardens and secure gates make this home safe for children to play, learn to ride a bike and have memorable birthday parties.

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

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

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

HE/PMW