

GROSS INTERNAL AREA  
FLOOR 1: 1508 sq ft, FLOOR 2: 692 sq ft  
TOTAL: 2200 sq ft

Matterport

GROSS INTERNAL AREA  
FLOOR 1: 1085 sq ft, FLOOR 2: 692 sq ft  
TOTAL: 1777 sq ft

Matterport



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	60	76

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		

**Tythe Barn**  
Llanfair Dyffryn Clwyd, Ruthin, Denbighshire  
LL15 2EL

**Price**  
**£475,000**

A VERY ATTRACTIVE STONE BUILT ARCHITECT DESIGNED HOUSE standing in a very sheltered courtyard setting in a slightly elevated setting on the southern side of the Vale of Clwyd some four miles south of Ruthin.

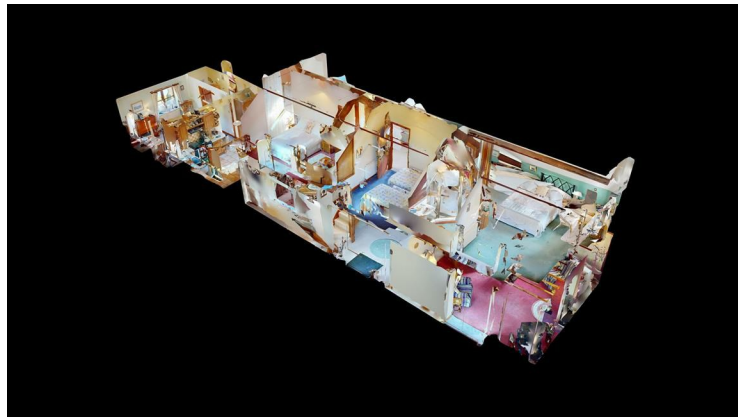
Offering versatile accommodation with a large central hall, it affords lounge, study, dining room, kitchen/breakfast room, day lounge/occasional bedroom four with potential en-suite adjoining, first floor landing, principal bedroom with en-suite shower room, two further double bedrooms, bathroom. Gated entrance to a wide gravelled forecourt with delightful landscaped gardens with secluded patios and summerhouse. Inspection highly recommended.

#### LOCATION

Located between the village of Llanfair D.C and the hamlet of Graigadwywynt some four miles south of Ruthin it stands in a very secluded setting in the heart of the Vale of Clwyd being located off a private drive leading up to and beyond Eyarth Hall. The Tythe Barn is one of four farm buildings to a courtyard setting converted some 20 years ago to provide a unique residential setting. The Tythe Barn is mainly stone built having been converted and extended to provide a unique and quite spacious family home.

The property stands in an elevated position with a splendid east facing aspect with extensive panoramic views over the Vale of Clwyd to the Clwydian Mountain Range.

#### 3D VIRTUAL TOUR



Available to view on-line.

#### THE ACCOMMODATION COMPRISES

#### RECEPTION HALL

3.84m x 3.10m (12'7" x 10'2")



Double glazed and panelled front door with matching double glazed panels to either side leading into a spacious central reception hall with heavy beamed ceiling and wide turned staircase rising off. Wall light point, panelled radiator.



#### LOUNGE

5.08m x 4.60m (16'8" x 15'1")



An attractive room with a painted brick chimney breast to

Follow the road out of town for some two miles, whereupon on reaching the village of Llanfair D.C. Turn right directly opposite the White Horse Inn, signposted Pwll Glas. Follow the road through the village and down the hill and on reaching the minor crossroads, turn left towards Graigadwywynt. Follow the road over the hump back bridge and continue along the lane for approximately one third of a mile and the entrance to Eyarth Hall. Follow the lane up the hill bearing right and after some 50 yards the drive to the house is the second on the left.

#### TENURE

Understood to be 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



DIRECTIONS

From the Agent's Ruthin office proceed down Well Street and on reaching the junction with Station Road, bear right.

The property stands in a secluded position above Eyarth Hall on a no through lane leading to this, adjoining property and farmland. It is approached over a wide splayed entrance with substantial stone walls to either side and a five bar timber gate leading to a wide gravelled hard standing with ample space for turning and parking for three cars. The gardens are mainly to the front and south and west elevations providing extensive informal lawns together with flagged patios, pathways and established flower and shrub borders. To the right hand side a pathway extends round to the rear courtyard. To the front right hand side is a timber framed and panelled garden shed, established and well stocked flower and shrub borders together with an upper patio which is designed to take full advantage of the pleasing views across towards the Clwydian hills with a modern summerhouse and garden store. To the left hand side adjoining the driveway is a further lawned area with an enclosed bin store area also housing a bunded oil tank. A pathway leads round to the rear providing access to the kitchen with steps leading down to the rear courtyard which is mainly gravelled for low maintenance.

the gable with a raised hearth and a log effect electric stove, double glazed French windows open to the west facing front elevation, window with deep sill to the rear affording views across towards the Clwydian hills. Heavy beamed ceiling, wall light points, TV point, panelled radiator.



STUDY

4.01m x 1.07m (13'2" x 3'6")



Double glazed window with pleasing views towards the Clwydian hills, louvre door to cloaks cupboard with hanging rail and locker storage cupboard over, beamed ceiling, panelled radiator.

DINING ROOM

4.62m x 3.91m (15'2" x 12'10")



Heavy beamed ceiling, dual aspect with window to the front overlooking the west facing gardens and a window to the rear overlooking the rear courtyard, adjoining houses but beyond the Clwydian hills. Panelled radiator.



KITCHEN/BREAKFAST ROOM

4.98m x 3.38m (16'4" x 11'1")



Fitted with a range of base and wall mounted cupboards and

drawers with oak panelled door and drawer fronts and contrasting stone effect working surfaces to include a peninsula breakfast bar, it includes a green enamelled oil fired Stanley range providing hot plates, ovens and back boiler providing heating and hot water. Extractor hood and light above, inset single drainer sink with mixer tap, voids and plumbing for washing machine and dishwasher, integrated fridge/freezer, broom cupboard, terracotta style ceramic tile flooring, stable door leading to rear, panelled radiator.



**BEDROOM FOUR**  
3.78m x 3.35m (12'5" x 11')



Presently used as a day lounge, it has a dual aspect with two double glazed windows, coved ceiling, panelled radiator.

**EN SUITE CLOAKROOM**

White suite comprising pedestal wash basin with tiled splash and low level WC, space and drainage connection has been provided to include a shower cubicle if required. Panelled radiator.

**FIRST FLOOR LANDING**  
3.99m x 1.80m (13'1" x 5'11")



A large central landing with vaulted ceiling, exposed purlins and roof timbers and double glazed Velux rooflight. Fitted cabinet to one wall providing a working surface and extensive drawers, panelled radiator, built in double door airing cupboard with a large pressurised cylinder together with slatted shelving.

**BEDROOM ONE**  
5.11m max x 4.67m max (16'9" max x 15'4" max)



A very spacious room with vaulted ceiling together with exposed purlins and rafters, it benefits from a range of fitted wardrobes providing hanging rails and shelving, chest of drawers and dressing table, dual aspect with two double glazed windows, Velux rooflight, panelled radiator.



double glazed window, deep bulkhead cupboard, panelled radiator.

**BEDROOM THREE**  
3.81m x 1.52m (12'6" x 5')



Vaulted ceiling with Velux rooflight, low level double glazed window, exposed roof and wall timbers, panelled radiator.

**BATHROOM**  
2.54m x 2.06m (8'4" x 6'9")



White suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, part tiled walls, vaulted ceiling with Velux rooflight, exposed roof timbers, extractor fan, panelled radiator.

**EN SUITE SHOWER ROOM**  
2.06m x 1.68m (6'9" x 5'6")



White suite comprising corner cubicle with high output shower, pedestal wash basin and WC, part tiled walls, exposed roof timbers, Velux rooflight, panelled radiator.

**BEDROOM TWO**  
3.15m x 2.97m (10'4" x 9'9")



Double glazed window to front, partially vaulted ceiling with Velux rooflight, exposed wall and ceiling timbers, low level