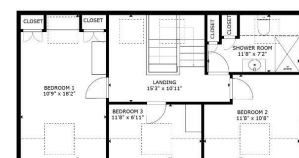


GROUND INTERNAL AREA
FLOOR 1: 1,323 sq. ft. FLOOR 2: 517 sq. ft.
TOTAL: 1,840 sq. ft.
REDUCED HEADROOM BELOW: 1.5 M. 122 sq. ft.

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FLOOR 2



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			
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The Old School House
Bylchau, Denbigh, Conwy
LL16 5LS

Price
£465,000

A BEAUTIFULLY APPOINTED AND SURPRISINGLY SPACIOUS 4 BEDROOM HOUSE SET WITHIN LANDSCAPED GARDENS OF ABOUT 0.25 ACRE, LOCATED ON THE EDGE OF THIS SMALL HAMLET AMIDST ROLLING COUNTRYSIDE AND VIEWS OF BOTH THE CLWYDIAN HILLS AND ERYRI.

Dating from the mid 1880's the house has been sympathetically restored and refurbished combining a wealth of original features with modern amenity. It affords a side entrance porch, utility/side hall, central hall, large lounge with beamed ceiling, large conservatory, farmhouse style kitchen/breakfast room, cloaks and bedroom 4. First floor landing with study area, 3 bedrooms and new luxury shower room.

Gated entrance to a large parking area with brick built garden storeroom. Wide patios with well maintained gardens and large lawn, beautiful views to the east, south and west towards Eryri.

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



Bylchau is a small rural hamlet about 8 miles from Denbigh. It is near the Brenig reservoir, Denbigh Moors and the A55 at Pentrefoelas is within 10 miles enabling direct access into The Snowdonia Nation Park. For all its rural seclusion it is readily accessible from the A55 at St. Asaph enabling direct access across the region.

The old school dates from the mid 1880's and has been used for a variety of uses until converted and more recently beautifully refurbished to provide a very spacious and highly appointed family home set within landscaped gardens with splendid views.

THE ACCOMMODATION COMPRISES

SIDE ENTRANCE

Out built side entrance with low level seating to either side and slate slabbed floor, wood grain effect composite and double glazed door leading to the rear L shaped reception hall/utility room.

RECEPTION HALL/UTILITY ROOM

5.11m x 2.51m I-shaped (16'9 x 8'3 I-shaped)



Fitted base and wall units with solid oak panelled finish to door and drawer fronts and contrasting dark granite effect working surfaces to include an inset white glazed square sink with stainless steel

mixer tap, void and plumbing for washing machine and tumble dryer, wall cabinets, cottage style double glazed window, stone effect ceramic tile flooring, contemporary pipe radiator.

CLOAKROOM



White suite comprising fitted cabinet to one wall with wash basin and low level WC, extractor fan, matching flooring, chrome towel radiator.

FARMHOUSE KITCHEN/BREAKFAST ROOM

5.49m x 3.25m (18' x 10'8)



A delightful room with three cottage style double glazed windows, it has a range of solid oak fronted cabinets and matching working surfaces to include a mock chimney breast with mantel providing housing for a red enamelled Rayburn oil fired range with twin hot plate, ovens and back boiler providing domestic hot water and heating. Further space for slot in electric cooker with convector hood and light above, space for American style fridge/freezer, beamed ceiling, attractive tiled splashbacks, large stone slabbed flooring, contemporary column radiator. Void and plumbing for dishwasher, inset one and half bowl white glazed porcelain sink with drainer and mixer tap, void for fridge/freezer.



There are paved areas to both sides of the house, the one to the rear with a low level stone wall together with raised rockery and a large open fronted log store. The main patio surrounds the conservatory and provides an extensive area designed to take full advantage of the pleasing setting with low level retaining walls to three sides with inset flower beds, lighting and steps leading up to the lawn.



The lawn is a large area bound to the roadside by mature hedging, the whole extending to about 0.25 acre.

DIRECTIONS

From the centre of Denbigh continue through the High Street and proceed to the Lenton pool roundabout. Take the first exit and proceed up past Morrisons following the A543 Pentrefoelas Road. Continue through the village of Groes and continue for approximately 3 miles to Bylchau. On passing the right hand turn for Llansannan the property is the last home on the right.

COUNCIL TAX

Conwy County Borough Council - Tax Band F

TENURE

FREEHOLD

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.

EXTRASERVICES

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.

VIEWING

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

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

HE/PMW

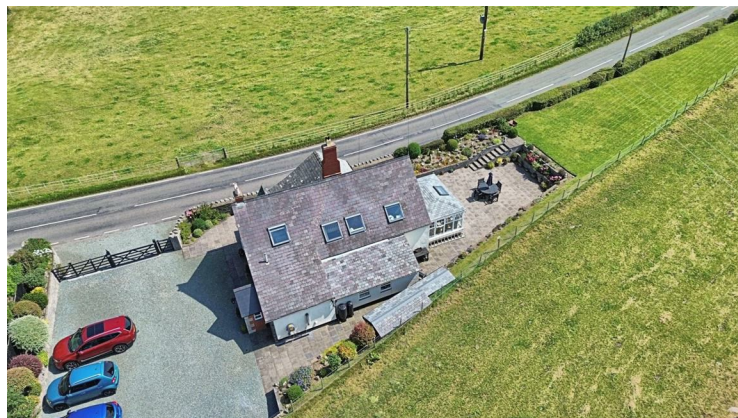
BATHROOM

3.56m x 2.18m (11'8 x 7'2)



Refurbished to a high standard with large shower area with bi fold screen and high output shower with monsoon style head, large vanity with bowl and storage cabinet beneath, low level WC, part tiled walls, linen cupboard with shelving, slate effect floor tiling, large contemporary column radiator.

OUTSIDE



The property stands in a prominent position on the periphery of this small rural village standing in the heart of rolling countryside overlooking the valley and beyond towards the Clwydian Hills in the east and to the rear there are views over adjoining farmland towards Eryri and the mountain range.



It is bounded to the front by a substantial low level stone wall together with wrought iron railings and a wide splayed entrance with a five bar sliding gate for vehicles and pedestrian gate to a wide gravelled parking area providing ample parking for several vehicles.



To one side is a recently constructed outhouse/garden store room with electric light and power installed.



CENTRAL HALL

5.11m x 2.51m (16'9 x 8'3)



A light and airy room with staircase rising to a delightful galleried landing, beamed ceiling, enclosed understairs cupboard, wall light points, panelled radiator.

LOUNGE

5.97m x 5.28m (19'7 x 17'4)



A large and versatile room also benefiting from a beamed ceiling, it has a splendid double glazed cottage window with views across rolling farmland towards the Clwydian Hills, a fine Adams style stone fire surround and hearth with a modern multi fuel stove, TV point, traditional column radiator. Two large Georgian style glazed doors leading to conservatory.



CONSERVATORY
4.17m x 3.28m (13'8 x 10'9)



Designed to take full advantage of the far reaching views across towards the Clwydian Hills and westwards over farmland, it has double glazed windows to three sides with cottage style windows to the upper lights, twin glazed doors leading to the patio, solid ceiling with inset lighting and Velux roof light. Ceramic tile flooring, TV point.



DINING ROOM
5.46m x 2.82m (17'11 x 9'3)



A large room with two cottage style windows both affording views

across to the vale of Clwyd, it has a high vaulted ceiling with exposed roof timbers, further smaller window to one side, freestanding stove on a raised hearth, wall light points, panelled radiator, panelled door leading to the original front porch.



FRONT PORCH

Original front porch from when the property was used as a school with double glazed door leading out, vaulted ceiling, exposed beams, heather brown tiled floor.

BEDROOM FOUR
5.92m x 2.29m (19'5 x 7'6)



Located off the utility room, is a spacious ground floor room with three double glazed windows, partially vaulted ceiling with downlighters, extensive range of cupboards to one wall with shelving and a contemporary column radiator.

FIRST FLOOR LANDING AND STUDY AREA



High vaulted ceiling with exposed beam, two large Velux roof lights affording westerly views across farmland towards Eryri with Y Wyddfa and Tryfan and the Carneddau mountains visible. Panelled radiator.

BEDROOM ONE
5.54m x 3.28m (18'2 x 10'9)



Partially vaulted ceiling with exposed timbers, Velux roof light with views towards Eryri, most attractive arched window to the southern gable overlooking the patio and gardens, further Velux roof light with views across towards Moel Famau and the Clwydian Hills. Out built louvred door wardrobe, deep under eaves storage cupboards, two contemporary pipe radiators.



BEDROOM TWO
3.56m x 3.292m (11'8 x 10'8)



Vaulted ceiling with exposed beam, large Velux roof light with views towards Moel Famau and the Clwydian Hills, further window to gable, panelled radiator.

BEDROOM THREE
3.56m x 2.11m (11'8 x 6'11)



Vaulted ceiling with large Velux roof light with views towards Moel Famau and the Clwydian Hills, panelled radiator.