



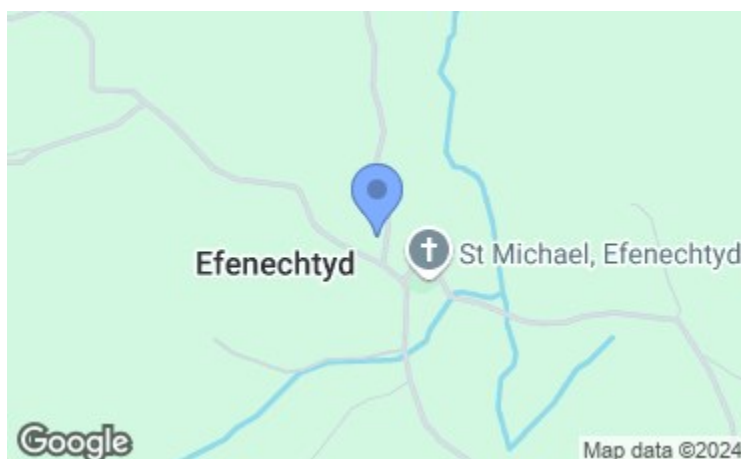
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 1,907 SQ.FT. FLOOR 2: 1,029 SQ.FT.
EXCLUDED AREAS: GAMES ROOM 472 SQ.FT.
TOTAL: 3,876 SQ.FT.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 1,907 SQ.FT. FLOOR 2: 1,029 SQ.FT.
EXCLUDED AREAS: GAMES ROOM 472 SQ.FT.
TOTAL: 3,876 SQ.FT.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	71
(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	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Llwyn Gwern
Efenechtyd, Ruthin, Denbighshire
LL15 2PN

Guide Price
£750,000

AN IMPOSING 7 BEDROOM DETACHED HOUSE WITH DETACHED ONE BEDROOM STUDIO LODGE, A 2500 Sq.ft L-SHAPED WORKSHOP & STORES WITH LARGE ADJOINING YARD, INFORMAL GROUNDS AND SMALL PADDOCK EXTENDING IN TOTAL TO ABOUT 3.17 ACRES.

Standing in a slightly elevated setting with uninterrupted southerly views in a secluded valley about 0.3 mile from the pretty hamlet centered on the historic church some 3 miles from Ruthin.

Offering potential for refurbishment and re-modelling to individual requirements it affords large rooms arranged over two floors.

Ground floor front & rear entrances with two staircases, 5 bedrooms with 3 en-suites, 2 bathrooms

games room, utility/kitchen

First floor upper reception hall and a splendid 37ft x 24ft open plan through lounge & dining room, kitchen/breakfast room, side landing and 2 bedrooms and bathroom.

Extensive parking with two integral garages, very large upper level patios with undercroft and walkways.

Extensively landscaped gardens with wide patios and BBQ area, purpose built former Carp pool Avery, and informal lawns.

Detached 1 bedroom lodge with covered area.

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



Located about 0.5 from the hamlet of Efenechtyd, centered on an historic church in the heart of a secluded and sheltered valley just west of The vale of Clwyd some 3 miles from Ruthin.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

The property is approached from the rear via a glazed door to the large L shaped covered entrance area which interconnects with the adjoining garages, undercroft and gardens leading to a rear entrance lobby.

ENTRANCE LOBBY



Ornate spiral staircase rising off.

INNER HALL

4.55m x 2.95m (14'11 x 9'8)

Heather brown tiled flooring, panelled radiator. The hallway leads through to the main inner hall with turned staircase rising off with enclosed understairs cupboard.

INNER L SHAPED HALL



Leading to the bedrooms.

BEDROOM ONE

6.02m x 4.62m (19'9 x 15'2)



A spacious double bedroom to the front of the house with southerly views across farmland, further window to gable, moulded coved ceiling, mirror fronted sliding door wardrobes to one wall providing hanging rails and shelving, opening to concealed en suite bathroom.

to include shower room and w.c. (Not in working order). with kitchenette, cooker point, and LPG gas boiler.

It has a wide verandah extending across the front and to the farthest side and has an aspect over a large lawn area.

WORKSHOP AND STORE

17.98m x 6.10m plus 6.10m x 3.66m plus 15.24m x 5. (59' x 20' plus 20' x 12 plus 50' x 19'6)



The driveway extends beyond the chalet up to a large hard standing which adjoins and extends around two sides of the very substantial workshop and store. Extending to approximately 2500 square feet in total, it is mainly divided into two large workshop store areas together with ancillary room and stable. 20' x 8'2

The building has a high roof line and concreted floor.



DIRECTIONS

From Ruthin office proceed down Clwyd Street and bear left on to Mwrog Street. Follow the road over the mini

roundabout and follow the road in to Llanfwrog and take the first left opposite the church on to a minor lane. Follow the lane for about 1 mile and the property will be found on the right with large brick entrance pillars and walls.

TENURE

COUNCIL TAX

Council Tax Band I

AGENTS NOTES

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.

VIEWING

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

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

HE/PMW

BATHROOM

1.52m.2.74m x 1.83m.2.74m (5.9 x 6.9)



Blue coloured suite comprising walk in shower cubicle, inset jacuzzi style bath, bidet, two wash basins and WC, combination of mirrored and traditional tiled walls, two radiators.

OUTSIDE



The property stands within grounds and paddock of about 3.17 acre. It is approached via a wide splayed entrance with impressive brick wall and gate pillars with a tarmac drive leading up to the western side of the house. Beyond is a slated area providing very extensive parking for many cars together with access to the two garages to the undercroft. There are lawned areas to either side of the driveway with feature brick walls extending across the full width of the front of the house to provide a terraced garden designed to take full advantage of the far reaching views.

Thereafter, they extend around to the right hand elevation where there is a very large tiled patio with bespoke barbecue

counter and a large shaped swimming pool which has not been used for a number of years. The patios extend around and lead towards an informal lawned area within which is a large octagonal aviary. At a higher level is a further patio which interconnects with the patio window to the lounge and the twin doors from the main upper reception hall. There is a further asphalted area which extends over the garages.

UNDERCROFT



There is a very large undercroft which is integral to the two garages and covered walkway to the rear of the house and extends out and provides an extensive storage area which has potential for conversion for further use. It includes the plant room which is the area which would have interconnected with the swimming pool.

CHALET



A self-contained open plan chalet measuring 20'9 max x 15'1

EN SUITE BATHROOM

2.92m x 2.16m (9'7 x 7'1)



Corner bath with shower attachment, bidet, vanity with bowl and storage cabinets, low level WC, ceiling downlights, panelled radiator.

BEDROOM TWO

6.05m x 3.81m (19'10 x 12'6)



Double glazed window to side, panelled radiator.

EN SUITE BATHROOM

Panelled bath with combination shower and tap unit, bidet, pedestal wash basin and WC, fully tiled walls and floor, radiator.

BEDROOM THREE

4.45m x 3.63m (14'7 x 11'11)



Dual aspect, out built fitted wardrobes, panelled radiator.

BEDROOM FOUR

4.67m x 2.54m (15'4 x 8'4)



Window opening to the undercroft, fitted wardrobes, radiator.

BATHROOM



White suite comprising panelled bath, wash basin and WC.

BEDROOM FIVE

Double glazed window with southerly aspect, radiator.

EN SUITE BATHROOM

Panelled bath, wash basin, bidet and WC, tiled walls and floor, radiator.

GAMES ROOM

7.42m x 5.92m (24'4 x 19'5)

A large room with three double glazed windows, out built fitted cupboard, mirror fronted wardrobes, panelled door to the rear covered area.

UTILITY ROOM

4.75m x 2.87m (15'7 x 9'5)



Located off the main hallway, fitted base and wall units with a white finish to door and drawer fronts, stone effect working surfaces with sink, oil fired boiler providing heating and hot water, radiator, twin doors opening to the covered walkway.

FIRST FLOOR LANDING

4.67m x 2.54m (15'4 x 8'4)



Approached via the spiral staircase, it also benefits from twin doors opening onto the raised and large upper patio with double glazed windows, high ceiling, radiator.

CLOAKROOM

Louvre door cupboard, wash basin and WC.

LOUNGE & DINING ROOM

13.51m x 7.49m max (44'4 x 24'7 max)



A very spacious and imposing room extending through the property with a dual aspect to both the south and north east with four double glazed windows, high and open pitched pine ceiling, double glazed leaded patio window to the extensive patio area, central feature which was a Living Flame gas fire (not in use), panelled radiators.



KITCHEN

5.21m x 4.62m (17'1 x 15'2)



A bespoke kitchen finished in oak with oak panelled door and drawer fronts and contrasting working surfaces, it includes a dresser style unit with leaded effect glazed cabinets, plate rail, open shelving units and wine rack, inset hob, oven with convector hood, void and plumbing for dishwasher and inset single drainer sink. Beamed ceiling, tile effect floor finish, double glazed window with a splendid southerly aspect along the valley, panelled radiator.

REAR LANDING



Interconnecting to the turned staircase from the ground floor, Velux roof light, walk in airing cupboard with cylinder and immersion heater.

BEDROOM SIX/STUDY

5.36m x 5.33m (17'7 x 17'6)



Built in wardrobes, window with far reaching southerly views, radiator.

BEDROOM SEVEN

4.27m x 2.90m (14' x 9'6)

Double glazed window to rear, panelled radiator.