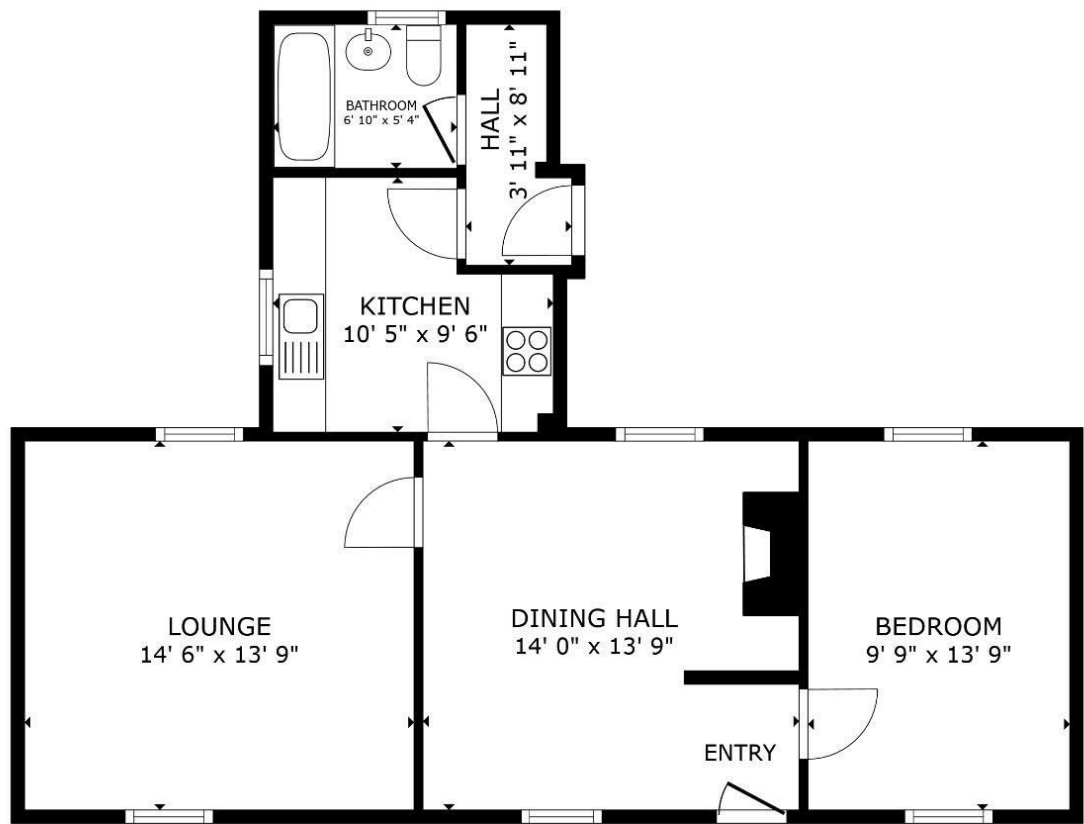


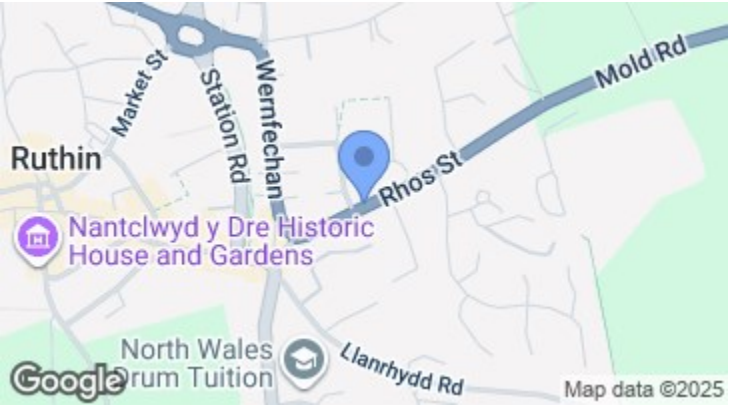
Rose Cottage, 15 Rhos Street, Ruthin, LL15 1DU



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 697 sq.ft.
TOTAL : 697 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



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.



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Rose Cottage, 15 Rhos Street
Ruthin,
LL15 1DU

Price
£165,000

A UNIQUE GRADE TWO* LISTED WELSH TIMBER FRAMED CRUCK COTTAGE standing in a prominent position on Rhos Street a short distance from the town centre. A late medieval cruck-framed three unit hall house considered to date from the early 17th century.

It was restored in circa 2000 with the thatched roof renewed, windows replaced and a kitchen and bathroom wing added to the rear. Restoration has retained and enhanced a wealth of original features with timber wall and roof beams evident to the three principal rooms. The refurbishment included the provision of gas central heating and affords a central dining hall, large lounge, fitted kitchen with rear porch, utility area and modern bathroom, bedroom. Gated entrance to side providing on site parking together with enclosed patio gardens with sun lounge, garden shed, slated areas and raised beds with specimen plants and fruit trees.

LOCATION

Standing on Rhos Street about 0.25 mile from the town centre and a wide range of local facilities.

This Grade II* listed building is recorded by CADW as an exceptional survival of a medieval cruck framed hall house. It has been a prominent feature on Rhos Street for many years and provides the unique opportunity to acquire a one bedroom home.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled stable door leading into a central Dining Hall.

DINING HALL

14' x 13'9" overall



High vaulted ceiling with impressive wall and ceiling beams, large stone slab floor, ornate cast iron fireplace with former oven to one side together with bench seat and fitted cupboards to either side, panelled and exposed lath and plaster panelling indicating the age of this historic building, windows to both front and rear, three traditional style column radiators.



LOUNGE

4.42m x 4.19m (14'6" x 13'9")



High vaulted ceiling with impressive wall and ceiling beams together with the original A frame cruck, windows to both front and rear, oak flooring, two traditional column radiators.



KITCHEN

3.18m x 2.90m (10'5" x 9'6")



Fitted base and wall units with oak panelled door and drawer fronts, contrasting stone effect working surfaces to include inset single drainer sink, inset four ring gas hob together with oven and convector hood above, void and plumbing for washing machine, heather brown tiled floor, window with aspect along Rhos Street towards the town centre, wall panelling, panelled radiator.



BEDROOM

4.19m x 2.97m (13'9" x 9'9")



High vaulted ceiling with exposed purlins and wall beams, dual aspect, oak flooring, two traditional style column radiators.

SIDE HALL

2.72m x 1.19m (8'11" x 3'11")

Panelled door leading out.

LOBBY

Fitted counter with plumbing for washing machine, modern Worcester gas fired combination boiler providing heating and hot water.

BATHROOM

2.08m x 1.63m (6'10" x 5'4")

White suite comprising panelled bath with bi fold screen and high output shower over, pedestal wash basin and WC, part tiled walls, ceramic tiled flooring, window, panelled radiator.

OUTSIDE



The property stands in a prime position on Rhos Street with twin panelled gates, pedestrian gate providing access to a slated hard standing providing space for parking one car. Panelling and gate leading to enclosed and quite private rear garden also designed for low maintenance being mainly slated with a timber panelled decked area, summer house and garden shed. There is a further garden to the western elevation with raised beds in which there are a number of specimen plants to include pear and apple trees and bounded to one side by a substantial stone wall.



DIRECTIONS

From the agent's Ruthin office proceed down Market Street and on reaching the roundabout take the third exit onto the A494 Mold Road and follow the road along Wern Fechan bearing right onto Rhos Street whereupon the property will be found just after the left hand turning for Haulfryn.

COUNCIL TAX

Denbighshire County Council

TENURE

Believed to be 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.

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