



GROSS INTERNAL AREA  
FLOOR 1: 1424 sq ft, FLOOR 2: 1096 sq ft  
TOTAL: 2520 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 <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	



Cysgod yr Yd  
Llanbedr D.C., Ruthin, Denbighshire  
LL15 1UP

Price  
£750,000

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.

A unique four bedroom converted period barn providing a light and airy home with a wealth of original features together with a large purpose-built L shaped hobby and cinema room with facilities and adjoining double garage, set within private grounds in a secluded setting on the periphery of the village.

Ruthin – 2 miles, Mold 9.5 miles, Chester 23 miles.

It affords outbuilt entrance porch, lounge, dining room, day lounge, kitchen/breakfast room, rear hall/utility, shower and WC, first floor landing, bedroom one with en suite shower room, three further double bedrooms and large luxury bathroom.

Detached purpose-built annex providing large hobby and cinema room with utility area, shower room. Double garage, informal gardens with secluded patio.



## LOCATION

Cysgod Yr Yd is located in a predominantly rural setting just on the periphery of the village some 2 miles from Ruthin. It enjoys splendid views in a westerly and southerly direction across adjoining farmland towards the historic market town of Ruthin and along the vale.

Ruthin provides a wide range of facilities catering for daily needs together with primary and secondary schools with Brynhyfryd school affording swimming pool and gym and the renowned Ruthin Public School with its playing fields and handsome façade, both approximately 1 mile distant. Llanbedr is conveniently placed for access towards Mold, Deeside and beyond with Liverpool approximately 50 miles distant.

The house was originally a large stone and timber framed barn considered to date from the Late 16th century. It was converted and extended in the late 20th century to provide a spacious and versatile home complemented by a wealth of exposed timbers particularly to the first floor with exposed wall and ceiling beams and fine A frame roof trusses and purlins. It stands at the head of its own gated driveway with wide sweeping lawns and established hedges providing privacy.

## LOUNGE & DINING ROOM



The house is approached via an outbuilt entrance porch which opens to a splendid open plan lounge/dining room. It is a very large and versatile area providing a dining room to one end, sub divided from the lounge by an impressive solid

oak turned staircase and large window with westerly aspect providing natural light.



The lounge area has a large westerly facing picture window with views across farmland and beyond towards the Clwydian Hills. With deep slate lined fireplace and a large multi fuel stove. The room can be readily sub divided.





OUTSIDE



The grounds are extensive with decorative entrance gates and a long tarmac driveway leading to a wide parking area and thereafter gates open to a slated courtyard to the front of the garage, hobby room and the northwestern side of the house.

To the rear is a secluded courtyard with a wood grain effect patio area, an area designed for a hot tub with screen wall and window providing aspect along the vale. Beyond is a very useful enclosure with a garden shed and general storage area.

ROOM MEASUREMENTS

- Porch 6'10" x 5'10"
- Dining Room 18'4" x 14'10"
- Lounge 23'3" x 14'10"
- Day Lounge 22'5" x 11'5"
- Kitchen Breakfast Room 16'3" x 13'7"
- Utility Room 9' x 6'1"
- Shower Room 5'6" x 4'9"
- Bedroom One 14'6" x 14'10"
- En Suite 9'3" x 5'4"
- Bedroom Two 14'11" x 9'4"
- Bedroom Three 11'3" x 9'6"
- Bedroom Four 16'3" x 8'1"
- Bathroom 12'5" x 6'10"
- Hobby Room 20'5" x 14'4"

Cinema Room 33'3" x 14'4"  
Garage 18'6" x 18'9" max reducing to 13'5"

WHAT 3 WORDS

Sings.spray.shredder

TENURE

FREEHOLD

COUNCIL TAX

Denbigh County council Tax Band E

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

DAY LOUNGE



Adjoining is a more recent addition providing a large day lounge with high vaulted ceiling with Velux windows and a wide opening with bi fold doors leading to the secluded patio garden.



KITCHEN/BREAKFAST ROOM



The kitchen/breakfast room is well equipped with an extensive range of furnishings together with a wide white glazed Belfast sink, display cabinets and integrated appliances. The adjoining side hall/utility room provides access to the ground floor shower room and WC and to the rear of the house.



SIDE HALL/UTILITY





SHOWER ROOM



timbers. It is well lit with dual aspect and there is ample room for furnishings. It is complemented by a modern shower and WC.

EN-SUITE



FIRST FLOOR - LANDING



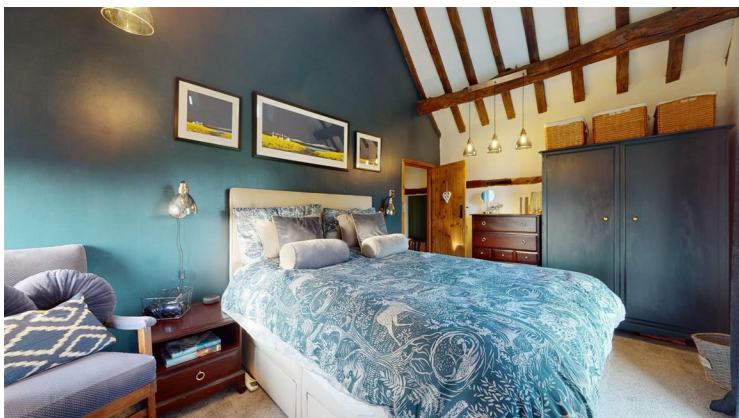
The first floor is approached over an impressive oak framed staircase leading to a high vaulted and L shaped landing with impressive ceiling beams and trusses.

BEDROOM 1



The principal bedroom is a beautiful room with high vaulted ceiling designed to take full advantage of the wealth of

BEDROOM 2



The three remaining bedrooms are all double rooms and there is a large luxury fitted bathroom with large bath and separate walk-in shower.



BEDROOM 3



BEDROOM 4



BATHROOM



THE ANNEX & GARAGE



The hobby and cinema room provides a large and adaptable space measuring approximately 55ft x 14ft overall. It is insulated and dry lined and benefits from an adjoining utility and shower and WC. The rooms interconnect with the adjoining double garage and can readily be converted to provide accommodation for a dependent relative, particularly as it benefits from an independent heating system.

