

Plas Cwtta Clocaenog, Ruthin, Denbighshire, LL15 2LU

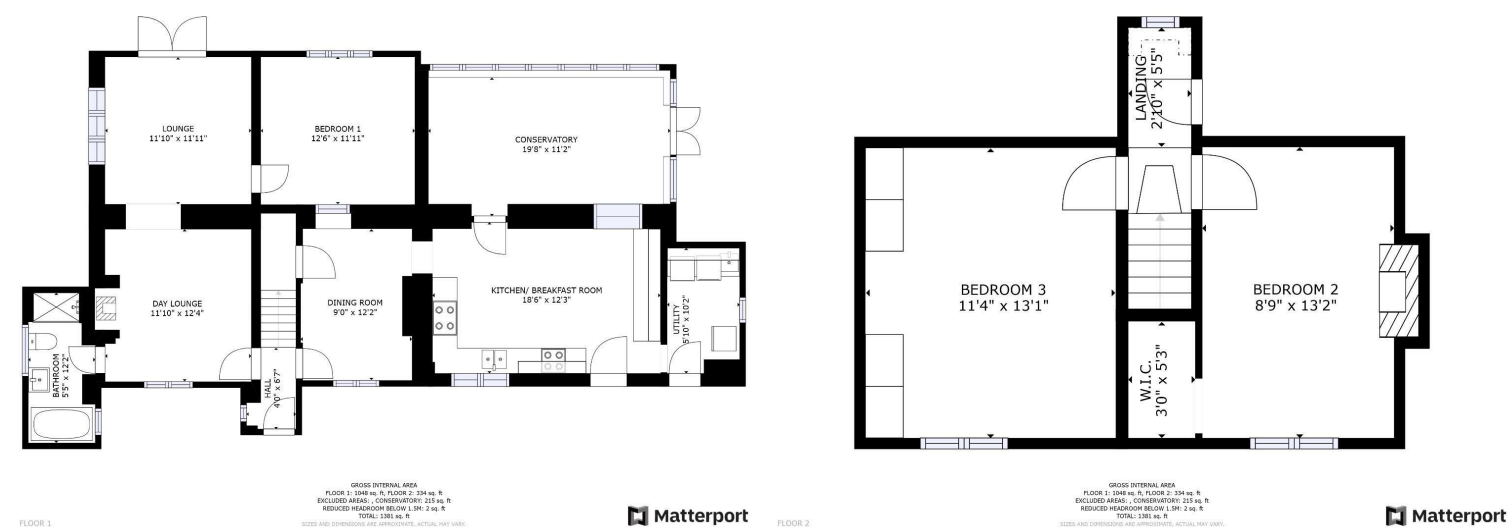
Cavendish  
ESTATE AGENTS

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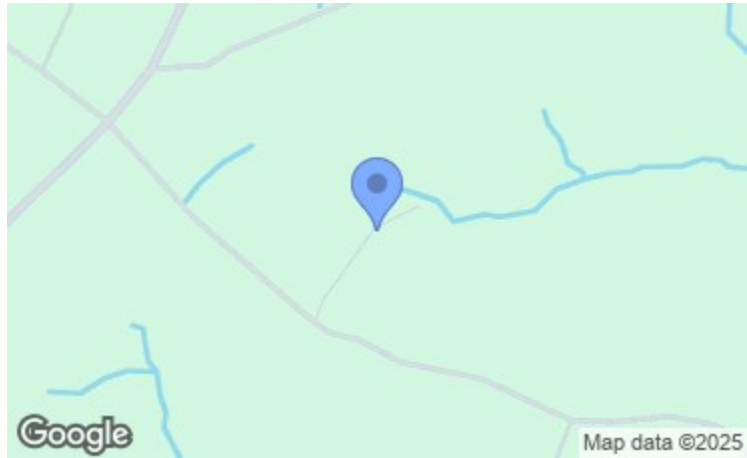
Price  
£575,000

An extended and highly appointed three-bedroom detached farmhouse located off a very secluded and no through country lane standing in an elevated setting amidst mature grounds of about 0.5 acre, and an adjoining paddock and parcel of maturing woodland the whole extending to about 3 acres.

Pleasing south and easterly views across the vale some four miles west of Ruthin.

A large and adaptable home also benefitting from detailed planning consent for a very large extension to extend and remodel the existing accommodation to a large five/six bedroom house. The accommodation affords entrance hall, day lounge, lounge, dining room, large fully fitted kitchen/breakfast room, utility/side porch, large modern conservatory, bedroom one and bathroom, first-floor landing and two double bedrooms. Outside the property is approached off a gated entrance with a wide gravelled hardstanding together with extensive grounds with raised deck and hot tub, a steel-framed workshop together and yard. Adjoining paddock & woodland.

ADDITIONAL LAND AVAILABLE BY NEGOTIATION



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.

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## LOCATION



Clocaenog is a small rural village located in a secluded position about 1 mile from the B5105 and 5 miles from Ruthin. There is a primary school to the village centre. Equal distance from the property is the village of Clawddnewydd which has a village shop community village hall and pub, whilst Ruthin provides an extensive range of facilities. Mold is some 16 miles and Chester 30 miles.

## 3D VIRTUAL TOUR

Available to view on-line.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Panelled and glazed entrance door leading to a central hall.

### CENTRAL HALL

With staircase rising off, terracotta-style ceramic tile flooring which extends into the adjoining breakfast room.

## DAY LOUNGE

3.76m x 3.61m (12'4 x 11'10)



An attractive room with brick and stone-lined chimney breast with raised hearth and a wood burning stove, window to front with views in an easterly direction towards the vale of Clwyd and Clwyddian hills, wall light points and panel radiator. Archway to lounge.



## LOUNGE

3.35m x 3.61m (11 x 11'10)



Well lit with modern UPVC double-glazed French doors opening to the west facing gardens, further window to gable, TV point, wall light points and panel radiator.

## LAND AND WOODLAND



The adjoining field and a parcel of woodland adjoining the western boundary of the property is included in the sale. There is additional land of circa 5 acres which maybe available to purchase subject to negotiation.

## DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left and follow the road directly across the mini roundabout onto the B5109 Cerrigydrudion Road. Continue through Llanfwrog and continue for about 3 miles. On reaching a a minor crossroads directly adjoining a white house known as Bryn-y-Ffynnon turn left. Continue for 350 yards and take the first left turning, which is signposted Plas Helyg and Plas Cwtta. Plas Helyg will be found near the head of the lane on the left.

Please note the lane is in the ownership of Plas Helyg and with a right of way in favour of Plas Cwtta.

## TENURE

The property is Freehold

## COUNCIL TAX

We understand the property is currently exempt from Council tax and will be subject to re-assessment by Denbighshire County Council on completion of the sale.

## 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.

ESJ/HME





YARD AND OUTBUILDING



Located to one side is a small enclosed hardstanding providing added space for keeping a caravan, boat or farm equipment together with timber framed and galvanised metal barn, with electric light and power installed.



BREAKFAST ROOM  
3.71m x 2.74m (12'2 x 9')

front and panel door leading out. Heavy beamed ceiling with downlighters and panel radiator.



High beamed ceiling, window to front, enclosed understairs cupboard and panel radiator.



UTILITY ROOM/SIDE PORCH  
3.10m x 1.78m (10'2 x 5'10)

FARMHOUSE-STYLE KITCHEN/DINING ROOM  
5.64m x 3.73m (18'6 x 12'3)



Aspacious room fitted with a bespoke range of wall-mounted cupboards and drawers, display cabinet with open shelving, wine rack, slate-effect tile floor, modern double-glazed window to the



Fitted base and wall units with worktop and inset sink, void and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, high vaulted ceiling with exposed beams, double-glazed window, panel door to front and radiator.



## CONSERVATORY

5.99m x 3.40m (19'8 x 11'2)



Designed to take full advantage of the pleasing aspect over the west facing gardens and land, it has a high pitched polycarbonate roof with modern UPVC double-glazed windows and French doors leading out to the patio. Matching flooring to kitchen, wall light points and electric underfloor heating.



## BEDROOM ONE

3.81m x 3.63m (12'6 x 11'11)



Located off the day lounge, a spacious double room with window affording a westerly aspect over the gardens and panel radiator.



## BEDROOM TWO

4.01m x 2.67m (13'2 x 8'9)



Double-glazed window with easterly view towards the vale of Clwyd, walk-in open-fronted wardrobe, ornate cast iron fireplace (not in use) and panel radiator.

## BEDROOM THREE

3.99m x 3.45m (13'1 x 11'4)



Outbuilt double-door wardrobes providing a combination of hanging rails and shelving and panel radiator.

## BATHROOM

3.71m x 1.65m (12'2 x 5'5)



Located off the day lounge, luxury white suite to a Victorian style with freestanding slipper bath with roll top and combination shower and tap unit, pedestal wash basin, separate walk-in shower cubicle with high-output shower and freestyle head and low-level WC, painted boarding to dado, ceramic tile floor, two modern double-glazed windows, fan heater and a large chrome towel radiator.



## FIRST-FLOOR LANDING

## OUTSIDE FRONT



The property is approached over two six-part panelled gates leading to a wide gravelled hardstanding with ample space for parking to the right-hand side of the house and access to both the gardens and fields.

## OUTSIDE REAR

To the rear is a wide flagged patio with a sheltered easterly facing lawn together with brick-built store, raised flowerbeds and a further gravelled area to the right-hand side with oil storage tank.

## GARDENS



The grounds are mainly to the westerly side of the house providing an extensive lawn of about 0.5 acre with wide patios adjoining the conservatory, principal bedroom and day lounge. Raised deck, hot tub and a large timber-framed deck. The four-person hot tub is included in the sale.