

The Smithy Carrog, Corwen, Denbighshire, LL21 9AP

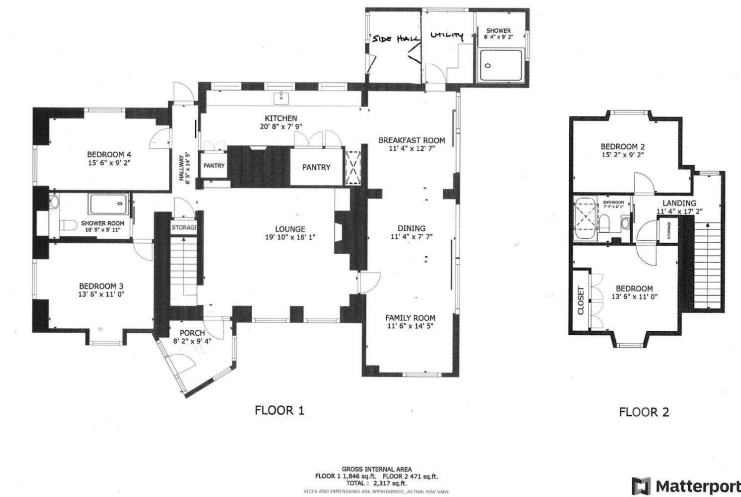
Cavendish
ESTATE AGENTS

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.



The Smithy
Carrog, Corwen, Denbighshire
LL21 9AP

Price
£500,000

A PERIOD HOME DATING FROM THE 1860S, GREATLY EXTENDED AND REFURBISHED TO PROVIDE A SPACIOUS AND CONTEMPORARY FOUR BEDROOM HOME set within private grounds bounded to one side by a tributary of the River Dee just a short distance from the centre of this picturesque rural village set in the heart of the Upper Dee Valley.
NEW AIR SOURCE HEATING SYSTEM & SOLAR PANELS FITTED LATE 2024

Originally built as The Vicarage for the nearby church and converted in the early 20th century to provide a smithy, it was completely refurbished and extended in the 1990s combining features associated with the original house with modern living. It affords out built and enclosed porch, splendid central lounge with high vaulted ceiling, superb L shaped kitchen, dining and family room with wide double glazed windows overlooking the private rear gardens together with partially vaulted ceiling and wood burning stove, utility room and shower room adjoining, two double bedrooms and shower room, first floor landing, two double bedrooms and bathroom.

Gated entrance to a private tarmacadam parking area with large carport and garden store, informal lawned gardens to one side and particularly to the rear with a wide patio, purpose built 18' x 8' cabin with bi-fold doors overlooking the garden ideal for home office or accommodation for dependent relative together with adjoining covered area and barbecue. Inspection recommended.

LOCATION



Carrog is a small picturesque village standing on the banks of the River Dee in the heart of the valley between the market towns of Llangollen and Corwen. The nearby towns provide a wide range of facilities, particularly Llangollen, which is a busy tourist centre noted for its international Eisteddfod and a private steam railway with the station at Carrog.

AIR SOURCE HEATING

The house has benefitted from a new air-source heating system with new pressurized domestic water systems and larger/additional radiators in late 2024 to include additional wall lagging to a number of rooms in late 2024. In addition there are new solar panels and inverter generating up to 5.2Kv of electricity to offset the electrical consumption.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

2.84m x 2.49m (9'4 x 8'2)



Out built and enclosed entrance with painted and panelled stable door leading in with two full length double glazed

windows to either side, two further Georgian style windows, ceiling downlighters, stone effect flooring, panelled radiator. Feature exposed stonework to two walls, double glazed door leading to lounge.

LOUNGE

6.05m x 5.16m (19'10 x 16'11)



A splendid central room with a high vaulted ceiling with impressive central A frame truss and high level purlins, it has a contemporary chimney breast with recess providing a log store together with raised hearth, wood burning stove and an oak fire surround.



Two Georgian style double glazed windows with deep sills overlooking the front garden, staircase rising off with fitted book shelving, further recesses providing shelving, stone effect flooring, two panelled radiators.

Gated access leading to the rear with flagged pathway opening to a very useful and quite secluded area with three low level log stores and timber framed and panelled garden shed.

GARDEN ROOM

5.49m x 2.44m (18' x 8')



A purpose built cabin with timber cladding and felted roof, it has a three section bi fold door in with electric light and power installed, slate effect floor finish and electric panelled radiator.



DIRECTIONS

From Ruthin take the A494 Corwen road proceeding through Gwyddelwern and on reaching the junction with the A5104. On reaching the traffic lights on the A5 turn left and continue through the town of Corwen for some two miles to the village of Llidiart-y-Parc. In its centre turn left at the minor crossroads adjoining the petrol station signposted Carrog and follow the road down the hill, over the historic River Dee bridge and turn left to the front of The Grouse

Inn. Follow the road through the centre of the village and on following the road down the hill the property is on the right.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band G

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. 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

BEDROOM ONE

4.11m x 3.35m (13'6" x 11')



Vaulted ceiling, fitted louvre door wardrobes, double glazed window, radiator.

BEDROOM TWO

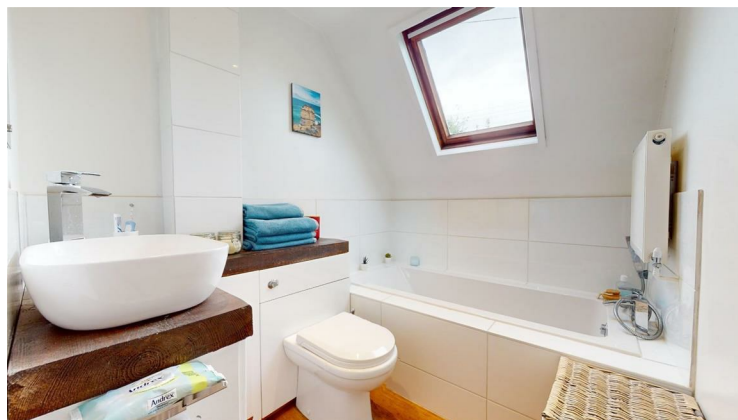
4.62m x 2.79m (15'2" x 9'2")



Vaulted ceiling, double glazed window, radiator.

BATHROOM

2.46m x 2.24m (8'1" x 7'4")



White suite comprising panelled bath within a tiled surround,

fitted cabinet incorporating long oblong shaped bowl with cascade tap and low level WC, vaulted ceiling with Velux roof light, wood grain effect floor finish, panelled radiator.

OUTSIDE



The property stands within grounds of about 0.21 acre. It is bounded to the village road by substantial stone wall with wide and bi fold timber gates leading to a tarmacadam forecourt providing ample parking and access to an adjoining covered carport with open fronted log store to two sides. The grounds extend around to the southern and south eastern elevation providing a large informal lawned garden bounded by a tributary of the River Dee.



There is a wide stone patio and decked area adjoining the two patio windows to the family room and kitchen together with a purpose built timber framed outdoor kitchen with inset barbecue, tiled surround and pitched roof above the shelter.



INNER HALL

Glazed door leading to the rear domestic area, fitted understairs cupboard, matching flooring, radiator.

FAMILY DINING ROOM

6.71m x 3.51m (22' x 11'6")



Forming part of a splendid L shaped extension which wraps around two sides of the original house, it is designed to take full advantage of the pleasing aspect over the rear garden and adjoining river.



The family dining area has a high pitched and vaulted roof in the main with exposed purlins together with a freestanding wood burning stove to one corner on a black granite hearth, TV point, double glazed window, matching stone flooring which extends throughout the kitchen, diner and utility room, panelled radiator.



The room is dominated by a 12' wide double glazed sliding patio window opening to the garden and decked area.

BREAKFAST ROOM

3.84m x 3.45m (12'7 x 11'4)



Mono pitched roof, benefiting from a sliding double glazed door, it has a central dais with white high gloss finish to door and drawer fronts, solid wood worktop which provides breakfast bar, pan drawers and an inset four ring electric hob, panelled radiator.

KITCHEN

6.30m x 2.36m (20'8 x 7'9)



The kitchen is a large room with pitched roof, three double glazed windows, extensive range of fitted furnishings all in white high gloss finish and contrasting solid wood working surfaces. White glazed sink with mixer tap, two integrated ovens, dishwasher, large fridge and freezer, china cupboard with shelving, freestanding wood burning stove on a metal hearth with wood grain effect tiled upstand, sliding door leading to the rear hall.



UTILITY ROOM

2.79m x 2.01m (9'2 x 6'7)



Fitted base and wall units with a white finish to door and drawer fronts and contrasting wood grain effect working surfaces, plumbing for washing machine.

SIDE PORCH/BOILER ROOM

2.79m x 1.88m (9'2 x 6'2)



Double glazed door leading to the rear domestic area. Slate effect floor tiling. New plumbing system associated with the air source boiler located outside. Solar panel invertor.

SHOWER ROOM

2.79m x 1.93m (9'2 x 6'4)



A large room with a wet floor system with high output central shower with monsoon style head, fitted inset display niches, downlighters, wall shower point, double glazed window, attractive floor tiling.

BEDROOM THREE

4.11m x 3.35m (13'6 x 11')



Two double glazed windows to front, stone effect floor tiling, panelled radiator.

BEDROOM FOUR

4.72m x 2.79m (15'6 x 9'2)

Two double glazed windows to front, stone effect floor tiling, panelled radiator.

SHOWER ROOM

2.79m x 1.93m (9'2 x 6'4)



Luxury white suite comprising wet floor system with large glazed screen, tiled floor and large monsoon style shower head and wall point. Fitted cabinet to one wall incorporating oval shaped basin with cascade tap and low level WC, fully tiled walls, downlighters, chrome towel radiator.

FIRST FLOOR LANDING

Window. Fitted linen cupboard with shelving.