



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	

Cavendish

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The Old Barn Bryn Halen Mawr

Melin-Y-Wig, Corwen, Denbighshire

LL21 9RD

Price  
£675,000

**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.

AN OUTSTANDING FIVE BEDROOM PERIOD HOUSE TOGETHER WITH A ONE BEDROOM SELF-CONTAINED COTTAGE SET WITHIN LANDSCAPED GARDENS OF ABOUT 1.36 ACRES LOCATED IN A BEAUTIFUL RURAL SETTING SOME 7 MILES FROM RUTHIN.

This splendid house has benefited from a programme of modernisation and refurbishment to provide a large and very adaptable family home which has also been used as a holiday cottage in the past. There are numerous bespoke features in wood with bespoke shuttered windows and doors in part. It affords a deep canopy entrance, large lounge with high vaulted ceiling, hardwood and glass staircase leading to a galleried studio, large kitchen/dining room, rear hall with utility, three bedrooms and two bathroom/shower rooms. First floor landing with three bedrooms and luxury bathroom and shower room.

Self contained one bedroom cottage with fitted kitchen, open plan living room and double bedroom with private shower room.

Set in mature and private grounds which have benefited from extensive landscaping to include summerhouse and large pergola, further garden store/workshop and parking. Inspection highly recommended.



LOCATION



The property stands in a secluded rural area off a minor no-through country lane leading to this, and adjoining period house and farmland in an elevated position just above the hamlet of Melin Y Wig, some 2 miles from the A494 Ruthin to Corwen road. It is an idyllic rural area noted for its rolling countryside with many footpaths providing access throughout the area. It is only a short distance from the A5 at Maerdy allowing ease of access towards Snowdonia/Eryri and Llangollen.

THE ACCOMMODATION COMPRISES

PORCH

Deep canopy entrance with a fine and wide oak panelled and ledged entrance door leading to

LOUNGE

5.49m x 4.50m (18' x 14'9")



A splendid galleried lounge which has been sympathetically restored to create a most unique environment with a high vaulted ceiling and exposed A frame roof trusses and original purlins, together with architectural Velux roof lights. High level and double glazed French doors opening to the rear. A contemporary wood burning stove on a raised slate hearth together with Travertine floor tiling. Thermostatically controlled underfloor heating and a bespoke low level staircase with glazed balustrade and cleverly designed storage areas beneath. The raised area thereafter rises through steps to a splendid galleried studio above.



GALLERIED STUDIO

4.50m x 2.51m (14'9" x 8'3")



The studio is designed to take full advantage of the pleasing setting with double glazed window (benefiting from electrically controlled blinds) affording a westerly aspect over the gardens and valley beyond. It also benefits from a high vaulted ceiling with exposed purlins, and a fitted cabinet which incorporates the water storage tank. Pine flooring.



Thereafter, the grounds extend to the rear and mainly south and south-westerly side of the house. They have recently benefitted from extensive landscaping. The gardens have taken full advantage of the sloping nature of the grounds and areas of exposed bedrock which are an impressive backdrop to the gardens. The gardens extend for some time to a recently planted orchard with a profusion of young trees and compost bins.



SUMMER ROOM



A purpose built timber framed and panelled room arranged to take full advantage of the far reaching views over the adjoining farmland, it has two timber panelled doors in with boarded floor and loft over part. To one side is a modern and large timber framed pergola together with a large kitchen garden and wide informal lawns.



DIRECTIONS

From the agent's Ruthin office take the A494 Corwen road proceeding through Pwll Glas and continue for some 7 miles. On passing the petrol station and garage in Bryn Saith Marchog continue for approximately 100yds and take the second right turning to Melin Y Wig. Continue on this lane for some 2 miles and on reaching a brow of the hill, turn left at the no through road sign which is just before a point where the lane starts to drop down to the hamlet of Melin Y Wig. Continue for some 50yds and turn right and follow the lane to the house.

TENURE

Freehold

COUNCIL TAX

Denbighshire County Council - Tax Band F

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





KITCHEN AREA  
3.99m x 3.66m (131" x 122")



High vaulted ceiling with exposed purlins and a modern A frame roof truss. The kitchen is fitted with a range of base and wall mounted cupboards and drawers with stone effect working surfaces to include an inset single drainer sink with mixer tap and drainer, inset four ring stainless steel LPG gas hob with stainless steel extractor hood above and built in single oven. Void and plumbing for washing machine, dishwasher and space for three quarter height fridge/freezer. Glazed display cabinet, radiator, Velux roof light, further oak framed window with deep sill overlooking the west facing garden and pine panelled floor, which extends into the adjoining lounge area.

LOUNGE/DINING AREA  
4.04m x 3.53m (133" x 117")

The lounge also benefits from a high vaulted ceiling with exposed purlins. It is well lit with full depth double glazed French doors opening to the patio with matching windows to either side. Slate hearth with a free-standing cast iron multifuel stove, TV point and two panelled radiators. Pocket door sliding to the bedroom.

BEDROOM  
3.84m x 2.64m plus 2.46m x 1.88m (127" x 88" plus 81" x 62")



A large L shaped room also with high vaulted ceiling with exposed A frame roof truss and purlins, it has a feature window to the front with deep sill and shutters, an oak panelled door leading out, fitted wardrobe and three panelled radiators.

EN SUITE BATHROOM  
2.24m x 1.65m (74" x 55")



Wet floor system with tiled floor and high output thermostatically controlled shower, wash basin and WC. Three quarter height tiled walls with decorative dado, extractor fan and chrome towel radiator.

OUTSIDE



The property stands off a minor no through lane in the heart of rolling countryside. The lane also provides access to a neighbouring period house and farmland. The house stands within grounds of about 1.36 acres with a driveway leading to the front of the house with recently installed estate fencing, gated parking area and access beyond leading to The Shippon and the main garden.



To the lower part gates open to a private drive leading to a large parking area to one side of the main house with secluded courtyard garden and a further hard standing with a large timber framed and panelled purpose built workshop/store.

FAMILY KITCHEN/DINING ROOM  
7.21m x 4.34m (238" x 143")



A spacious room fitted with an extensive range of base and wall mounted cupboards and draws with solid oak panelled door and drawer fronts to a French antique style to include solid hardwood working surfaces which include a peninsular divide and breakfast bar. White glazed Belfast sink with chrome mixer tap, integrated five ring LPG gas hob with stainless steel upstand and a large extractor hood above, integrated Electrolux double oven, Indesit dishwasher, pan drawers, spice drawers and wine rack. Attractive mosaic tiled upstands in part, space for American style fridge/freezer, double glazed window with deep sill to the front together with a glazed stable door. To the rear elevation are two further windows and Velux roof light which provides a high degree of natural lighting together with an open tread bespoke hardwood staircase rising to the first floor. Underfloor heating.



REAR HALL/UTILITY  
2.54m x 2.34m (84" x 78")

Beyond the kitchen extends into a rear hall and utility area having high level storage cabinets, a mono pitched roof with exposed purlin and solid oak panelled door opening to the rear garden.

UTILITY AREA  
2.24m x 2.26m (74" x 75")



The porch extends through into a useful utility area with fitted base and wall units finished in white melamine with hardwood working surfaces and void and plumbing for washing machine. Twin glazed doors open to the study.



STUDY/OCCASIONAL BEDROOM  
4.37m max x 2.13m (14'4" max x 7')



Shuttered bespoke window to the front elevation and deep sill, French glazed door leading out. Pine floor and radiator.

BEDROOM FIVE  
4.65m x 4.14m max (15'3" x 13'7" max)



An ideal room for a dependent relative as the room opens directly through French doors to a secluded south facing patio which adjoins the left hand gable of the house. To the front is a six-section bespoke double glazed window with exposed working parts, pine flooring, TV point, display niche and box panelled radiator.

SHOWER ROOM  
2.62m x 2.34m (8'7" x 7'8")



Wet floor system with tiled floor and high output shower, pedestal wash basin and WC, extractor fan, light and white enamelled towel radiator.

BEDROOM FOUR  
4.65m x 4.14m (15'3" x 13'7" overall measurement )



With side lobby area and fitted wardrobe. Heavy beamed ceiling, two bespoke hatches opening to the adjoining bathroom, tiled floor with thermostatically controlled underfloor heating.



BATHROOM  
2.62m x 2.34m (8'7" x 7'8")



White suite comprising panelled bath with wash basin and WC, tiled floor with underfloor heating,

FIRST FLOOR LANDING  
Fitted storage cabinet and shelving, high ceiling, radiator.

BEDROOM ONE  
4.47m x 4.27m (14'8" x 14')



A light and airy room with a high vaulted ceiling and an oak framed and glazed door opening to an external staircase with steps leading down to the west facing garden. Further window to the front with deep sill and two low level radiators.

BEDROOM TWO  
5.05m x 3.43m (16'7" x 11'3")



High vaulted ceiling with window and two Velux roof lights, further double glazed window providing a pleasing aspect over the galleried lounge and studio, radiator.

EN SUITE SHOWER ROOM  
2.57m x 1.14m (8'5" x 3'9")



Walk in cubicle with glazed screen and electric shower, pedestal wash basin with tiled splashback and low level WC, vaulted ceiling with roof light, electric towel radiator.

BEDROOM THREE  
4.37m x 1.52m (14'4" x 5')



Two double glazed windows to the front both with deep sills, vaulted ceiling with two wall lights and radiator.

BATHROOM  
3.30m x 1.91m (10'10" x 6'3")



Luxury white suite comprising tiled panelled bath, corner shower cubicle with electric shower, bidet, pedestal wash basin and WC. Fitted airing cupboard with pre lagged cylinder and shelf, tiled floor, attractive part tiled walls to a Travertine style with mosaic detailing, mirror fronted medicine cabinet and mirror and three white enamelled towel radiators.

THE SHIPPON  
A self contained cottage to one side of the old barn and rated separately to the main, it provides an ideal home for a dependent relative or let as a self contained holiday cottage or longer term let. It affords an oak panelled oversized entrance door with central double glazed pane and a fine matching bespoke shutter opening to

KITCHEN/FAMILY/DINING ROOM



An open plan room comprising