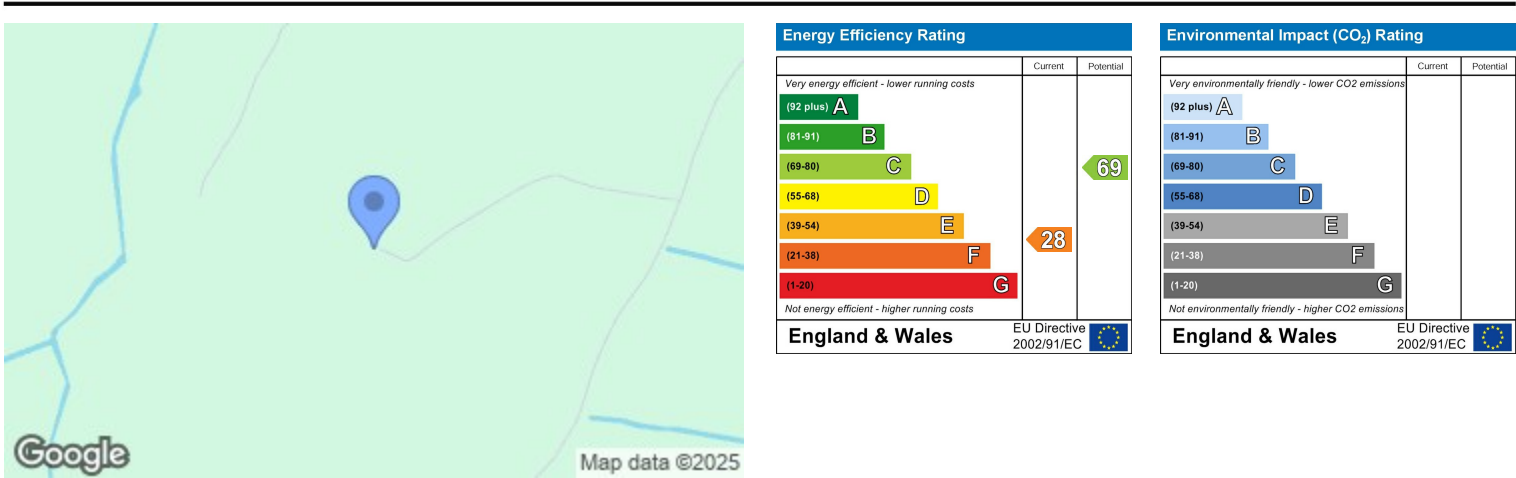


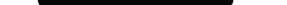


PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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.









Established kitchen garden and informal lawns including a variety of fruit trees and bushes, together with summerhouse with pleasing views, adjoining paddock and beyond an area of deciduous woodland. Inspection highly recommended.

LOCATION



The property stands in an enviable rural setting in a sheltered and secluded valley in the heart of rolling countryside some 2.5 miles from Llansannan. Whilst approached over minor country lanes it is readily accessible towards Denbigh, Llanfair T.H. and thereafter the main road towards Abergele and the interchange with the A55 at Bodelwyddan. There is a local store for daily needs in Llansannan.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled and glazed door leading to entrance hall.

ENTRANCE HALL



Secondary glazed window to side, twin glazed doors leading through to an inner hallway.

INNER HALLWAY

Wide hardwood staircase rising off, panelled radiator.

FAMILY ROOM/DINING ROOM

5.99m x 5.08m (19'8" x 16'8")



Original inglenook style fireplace with substantial supporting beam (flue not in use), TV point, pine boarded ceiling, wide leaded and secondary glazed window to front with pleasing aspect over the gardens, further window to rear, fitted cupboard with shelving, panelled radiator.

KITCHEN

4.93m x 3.23m (16'2" x 10'7")



Fitted base and wall units with painted finish to door and drawer fronts and contrasting roll edge working surface, it includes a peninsular hardwood topped divide with inset one and half bowl sink and mixer tap. Stanley multi fuel range with back boiler providing hot water and central heating, twin ovens and hot plates above together with a further electric hob to one side. Open shelving units, pine clad ceiling, heather brown quarry tile flooring which extends into the adjoining breakfast room, leaded and secondary glazed window to front, fitted pantry cupboard with shelving.

concrete block to approximately 3' high with timber framed and galvanised metal sheets above and to the pitched roof, twin timber panelled doors and access for vehicles together with three pedestrian doors and concrete floor throughout. Adjoining is a large yard with concrete block wall to two sides. Field gate access leading through to the paddock.



PADDOCK



WOODLAND



An area of mainly native deciduous trees with blue bells, standing on a sloping parcel of ground extending down the valley

TENURE

Understood to be Freehold

DIRECTIONS

rom Denbigh take the A543 Pentrefoelas road proceeding through the village of Groes and continue to Bylchau, turning right signposted Llansannan. Continue on the road for about 1.8 miles and take the left fork signposted. Continue for about 0.3 mile and take the first right and follow the road for about 1 mile down the hill and past the farm in the valley bottom and proceed up the hill to it's brow and turn left on to a no-through road. Continue for about 0.2 mile and the drive is on the right.

WHAT 3 WORDS. for the entrance to the drive is.

VAGUE.SITS.REVEALING

COUNCIL TAX

Conwy 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



Beyond a timber framed and panelled summerhouse has been arranged to take full advantage of the splendid aspect over the farmland and across the valley in the direction of the North Wales coast. It has twin doors leading in with a decked area adjoining.

OUTBUILDINGS



Located to the rear of the house they provide a substantial mainly stone built range of former shippons and stables.

CARPORT

4.95m x 3.05m (16'3 x 10')

Open fronted carport to the lower side with adjoining stables with door leading through to the workshop.

STABLES

6.96m x 4.60m (22'10 x 15'1)

Interconnecting with the large workshops/stores beyond it also has steps leading up to a mezzanine floor above part.

FORMER SHIPPON

7.62m x 4.22m (25' x 13'10)



Former shippon with screen wall, electric light and power, concrete floor.

WORKSHOP

4.37m x 3.35m (14'4 x 11')



Further workshop adjoining.

RANGE OF WORKSHOPS

13.11m x 8.23m max - l'shaped (43' x 27' max - l'shaped)



A large L-shaped range extending to about 1000 sqft, it is principally of

BREAKFAST ROOM

2.67m x 2.31m (8'9" x 7'7")



A light and airy room with two double glazed windows, matching flooring. Double glazed door leading to rear hall.

REAR HALL

2.67m x 2.74m (8'9" x 9')



Terracotta style clay floor tiles, glazed door to rear, pitched polycarbonate roof.

UTILITY ROOM

3.58m x 2.67m (11'9" x 8'9")

Two double glazed windows, one with far reaching views across the valley, space for upright fridge/freezer.

STUDY

2.72m x 2.67m max (8'11" x 8'9" max)



Glazed patio window opening to study, panelled radiator.

BEDROOM THREE

5.11m x 3.00m (16'9" x 9'10")



Dual aspect with secondary glazed window to front, panelled radiator.

SHOWER ROOM

2.72m x 1.91m (8'11 x 6'3)



Shower cubicle with electric shower, Fitted cabinet with inset wash basin, storage cupboards and void and plumbing for washing machine, and w.c.

FIRST FLOOR LANDING

Opening to lounge.

LOUNGE

6.17m x 4.37m (20'3" x 14'4")



A splendid room designed to take full advantage of the far reaching views with a pine clad vaulted ceiling, there are double glazed doors opening out onto a large patio area with decorative wrought iron railings and steps leading down to the front elevation of the house. Wall light points, oak strip flooring, TV point, leaded effect double glazed window to the front and double glazed window to the rear, two panelled radiators.



INNER LANDING



Radiator.

BEDROOM ONE

4.37m x 3.38m (14'4" x 11'1")



Vaulted ceiling with exposed purlins, fitted linen cupboard with pre lagged cylinder and immersion heater, leaded and secondary glazed window with aspect over the front garden, further cupboards, radiator.

BEDROOM TWO

3.40m x 3.15m (11'2" x 10'4")



Leaded and secondary glazed window, vaulted ceiling, panelled radiator.

BATHROOM

2.51m x 2.08m (8'3" x 6'10")



Primrose coloured suite comprising pine panelled bath with glazed screen and electric shower over, pedestal wash basin and WC, vaulted ceiling, fitted louvre door cupboard with shelving, panelled radiator.

OUTSIDE



The property is approached over a long private drive of about 0.25 mile which leads through rolling countryside. The driveway leads down over a cattle grid to a gated entrance which opens to a large yard which extends along the right hand side of the house and provides an extensive parking and turning area with access to a small detached garage 12' x 11', the main buildings and beyond through two gates to the main yard. Farmers with adjoining fields have a right of access with or without vehicles for the movement of livestock.



The front of the house has a delightful mainly south facing garden with informal lawns together with a large established kitchen garden with aluminium framed greenhouse, small potting shed and natural spring rising on land adjoining which provides a rill, water supply used for the garden and extends through to a small ornamental pond.



The informal lawned gardens extend mainly to the western side of the house where there is a large and quite secluded lawned garden interspersed with a number of mature trees together with a secluded patio area to the rear of the potting shed and extend down towards the rear of the main farm buildings where there are raised beds.