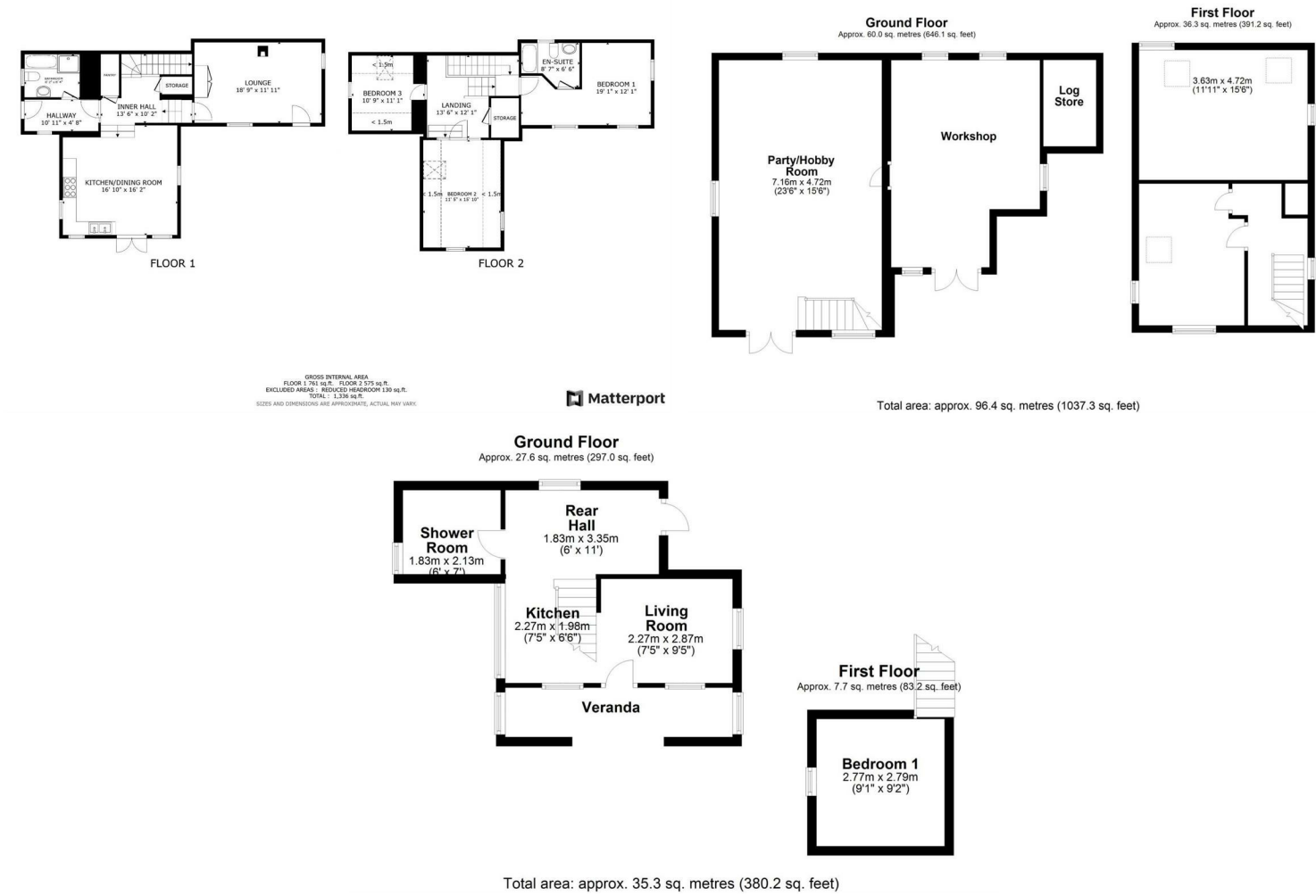


Felin Isa, Llanefydd, Denbigh, LL16 5HD



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-58) D		
(1-38) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Cavendish

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Felin Isa,
Llanefydd, Denbigh,
LL16 5HD

Price
£600,000

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 beautiful 3 bedroom period cottage of character & charm, together with an idyllic and unique one bedroom holiday cottage, or additional family accommodation, a former watermill partially converted to provide an additional reception room, 2 rooms above and workshop, set within about 2 acres of land including landscaped gardens with orchard, broadleaf woodland, all set within a splendid rural environment overlooking the River Aled.

Located off a minor country lane which meanders through this secluded and un-spoilt rural valley the house combines a wealth of original features with modern facilities to create a wonderful relaxing and homely environment. 'Ty Twt' is a unique timber framed, clad and thatched one bedroom holiday cottage set within its own private garden and drive and has become a very successful business (search 'Ty Twt Aled Valley') and can only be truly appreciated on inspection.

LOCATION



Felin Isa is in a tranquil setting along a minor country lane with the nearby villages of Llansannan, Llanefydd and Henllan having amenities including village inns and shops. The nearest larger towns are Denbigh and Abergele, each 8 miles away, where a wider range of amenities can be found and the A55 expressway is 8.7 miles away enabling ease of access to the motorway network and the North Wales coast.



It is a unique setting in a sheltered valley with extensive frontage to the River Aled in an area noted for its scenic beauty. The house has been carefully and sympathetically restored over many years by the current owners with delightful cottage gardens, raised beds, lawns, summerhouse and gated access to the river bank.

Graveled pathways link it to 'The Factory' a former watermill which has been converted to provide a splendid room to the ground floor which is ideal for a variety of uses and an open staircase leads to a first floor landing and two rooms used as occasional bedrooms.

'Ty Twt' was designed and built by the owners to provide a really unique holiday cottage. Timber framed and clad, and with a verandah and lovely thatched roof it is a delight to behold making the most of a compact space with loft bedroom and luxury shower room. It has its own drive and parking with enclosed and secluded garden with decked area and outside kitchen area with BBQ and pizza oven, and a greenhouse and log store.

IT AFFORDS - FRONT ENTRANCE

Oak framed entrance with double glazed cottage style door leading to entrance hall.

ENTRANCE HALL



Riven slate slabbed floor, cottage style window to side. Double glazed door leading to central hall. Underfloor heating (which also extends into the adjoining bathroom and to the kitchen/dining room).

CENTRAL HALL



Turned staircase rising off, understairs cupboard, walk-in pantry with shelving and plumbing installed for washing machine, stone floor. Steps lead down to the lounge.

LOUNGE

5.72m x 3.63m (18'9" x 11'11")



A spacious and well lit room with a single glazed and double glazed cottage style door and window to front, the latter with deep sill, further window to gable, painted tongue and groove panelled ceiling together with fitted bespoke cabinets providing an enclosed area for a television with storage beneath and open shelving above, fine oak boarded floor, slate hearth, green enamelled Jotul wood burning stove. Contemporary anthracite finished pipe radiator.

thatched roof, cottage style windows in the main together with ornate leaded window, wood burning stove, part board walls and oak flooring.

The kitchen area has a base cupboard with sink and drainer, cupboards and a former butchers block as a room divider.

REAR HALL

3.35m x 1.83m (11' x 6')



Leading from the kitchen it has a spacer saver ladder steps to the loft room, boarded floor, walls and ceiling. A panelled door leads out to the garden. Traditional radiator.

SHOWER ROOM

2.13m x 1.83m (7' x 6')



Modern suite with floor level corner shower cubicle with thermostatic valve, pedestal wash basin and w.c. fitted cupboard housing a modern LPG gas combi boiler for the hot water and radiators. Boarded walls, floor and ceiling and towel radiator.

BEDROOM

2.79m x 2.16m (9'2" x 7'1")



A loft bedroom with space for a double mattress and balustrade overlooking the living room.

DIRECTIONS

small hamlet of Brynhydyarian. Just before entering the centre of the hamlet turn sharp right signposted Llanefydd and continue up the lane for approximately one mile and the property will be seen on the left identified by the Agents For Sale board.

COUNCIL TAX

Conwy County Borough Council - Tax Band D

TENURE

Freehold

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

It is approached over a private tarmacadam drive which leads down to one side of the house where it opens to provide parking for 2-3 cars. The gardens are delightful, enjoying a predominately westerly aspect over the River Aled and beyond rolling and wooded countryside.



The gardens have benefited from many years of landscaping with gravelled areas interspersed with low level rockeries, established and well stocked flower and shrub borders providing colour and interest throughout the seasons together with a large shaped lawn with gate access leading down to the river. To one side is a timber framed and panelled summer house with veranda together with a small potting shed.

WOODLAND GARDEN



The grounds extend beyond the former mill into a delightful wooded area through which extends the remains of the former mill race. a meandering path extends though native wild garlic and blue bells and mature native broadleaf trees as it extends along the banks of the River Aled in a valley noted for its scenic beauty. To the other side of the river is a public footpath forming part of the pilgrims way which extends across North Wales. The footpath is accessible from the garden and a foot bridge over the river.

RIVER ALED



TY TWT HOLIDAY COTTAGE



Located to the rear and above the house with its own drive and parking area, a graveled path extends to the front were there is a large covered verandah and central door opening to the open plan kitchen/living room

KITCHEN LIVING ROOM
4.75m x 2.79m (15'7 x 9'2)



An open plan area with high vaulted roof line to the living area with exposed timbers and the underside of the



FARMHOUSE KITCHEN/DINING ROOM
5.13m x 4.93m (16'10 x 16'2)



The kitchen is a truly delightful room which benefits from a high degree of natural light with double glazed doors opening to the gardens, matching cottage style windows to either side, two further windows, one to either gable. The kitchen has a cream enamelled wood fired Rayburn which has a back boiler providing domestic hot water and central heating, a LPG gas and electric Range Master range cooker with five hotplates and ovens, with a Smeg extractor hood and light above, white glazed twin bowl Belfast style sink with chrome mixer tap, solid granite working surfaces to include drainer, void and plumbing for dishwasher. The heating and hot water is supplied by both Rayburn and external oil boiler.



BATHROOM
2.59m x 1.93m (8'6 x 6'4)



White suite comprising panelled bath, separate walk-in shower cubicle with large glazed screen and high output shower, Victorian style wash basin with tiled splashback and low level WC, slate flooring, double cottage style window, wall light point, chrome towel radiator.

FIRST FLOOR LANDING



Split level landing with partially vaulted ceiling, Velux roof light, fitted airing cupboard.

BEDROOM ONE
5.82m max v 3.68m max (19'1 max v 12'1 max)



A pretty room with a high vaulted ceiling with impressive exposed A frame roof truss, painted purlins, double glazed full depth windows to gable, two double glazed cottage style windows to front, both with deep sills. Painted boarded floor, panelled radiator.



EN SUITE BATHROOM
2.62m x 1.98m (87' x 6'6)



White suite comprising panelled bath, pedestal wash basin and low level WC, partially vaulted ceiling with painted purlin and chrome towel radiator. Double glazed cottage style window.

BEDROOM TWO
4.83m x 3.48m (15'10' x 11'5)



Presently used as a craft room, it has a vaulted ceiling with two Velux roof lights and two double glazed cottage style windows, pine flooring, panelled radiator.

BEDROOM THREE
3.38m x 3.28m (11'1' x 10'9)



Vaulted ceiling with Velux roof light, cottage style double glazed window to gable, pine flooring, radiator.

THE FACTORY
7.16m x 4.78m (23'6' x 15'8)



An original stone building, the former watermill, it provides an impressive building with potential for further conversion subject to consents.



The owners have developed the ground floor to provide a splendid room with adjoining workshop and rooms above. It provides panelled door leading into the room, painted beamed ceiling and walls. It has a large 'Clearview wood Stove' on a raised plinth together with exposed wall beams, concrete floor and electric light and power installed. Open tread steps lead to the first floor, and door into the workshop.



WORKSHOP
4.17m x 4.17m plus recess (13'8' x 13'8' plus recess)
Benefiting from separate access to the front, it provides a very useful workroom with partially vaulted ceiling with electric light and power installed, single glazed windows overlooking the delightful woodland walk and grounds and a wood burning stove.

FIRST FLOOR LANDING
Velux roof light, fitted cupboard.

ROOM ONE
4.88m x 3.38m (16' x 11'1)



Vaulted ceiling with exposed purlins and two modern double glazed Velux roof lights, low level cottage style window, pine floorboarding.

ROOM TWO
3.96m x 3.28m (13' x 10'9)



Vaulted ceiling with exposed purlins and double glazed Velux roof light, two low level windows, one a wrought iron single glazed window with low level sill, boarded floor.

LOG STORE



Open fronted log store.

THE GARDENS



The property stands in an idyllic rural environment nestling in the heart of the picturesque valley of the River Aled approximately 0.6 mile from the hamlet of Brynhyddarian and some 2.5 miles from Llanefydd and LLansannan.