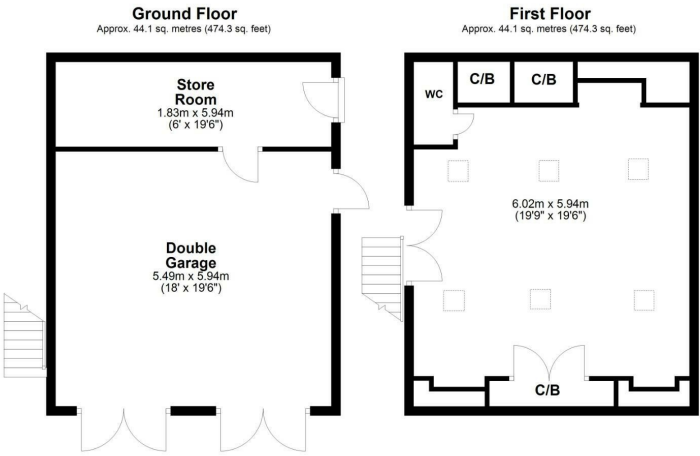
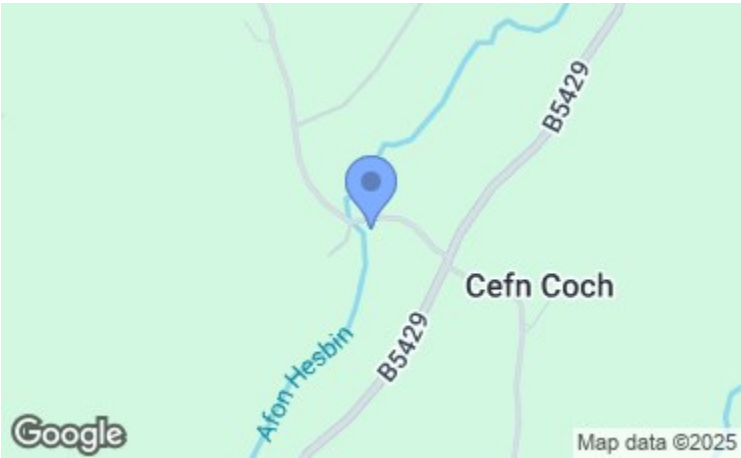




GROSS INTERNAL AREA
FLOOR 1 1,559 sq.ft. FLOOR 2 1,342 sq.ft.
TOTAL 2,901 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Total area: approx. 88.1 sq. metres (948.5 sq. feet)



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	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ceffyl Gwyn
Rhyd-Y-Meudwy, Ruthin, Denbighsire
LL15 2ST

Price
£910,000

Ceffyl Gwyn, Rhyd-y-Meudwy, RUTHIN, Clwyd

An impressive five bedroom period house set within beautifully landscaped gardens, grounds and paddock together with a modern purpose built detached double garage with games room above, the whole set within about 1 acre in a very sheltered and secluded country lane setting some 1.5 miles from the A525 at Llysasi and some 4 miles from Ruthin.

Originally an inn dating from the early 18th century, this very spacious and unique country residence has been remodelled and extended over the years to provide an attractive family home combining a wealth of original features with modern amenities. It affords entrance porch, central hall, lounge, family room, inner hall, dining room, bespoke kitchen and breakfast room with snug, utility room and WC, first floor principal bedroom with dressing room and luxury en suite bathroom, three further bedrooms and bathroom.

A wide driveway with gated entrance opens to the grounds. Large purpose built detached double garage with a splendid first floor games room/home office. Extensive south-westerly facing informal grounds bounded by a minor mountain stream together with an adjoining paddock. For sale freehold.

LOCATION



Standing on a minor country lane nestled in the heart of The Vale some 4 miles from Ruthin, it is an idyllic rural environment noted for its seclusion with winding country lanes running through beautiful farmland and wooded countryside. It is a short distance from the centre of the small hamlet which is on the periphery of the Nant Clwyd Estate, centred on the village of Llanellidan some 1.5 miles distant.

The A525 at Llysfas provides direct access towards the market town of Ruthin and beyond towards Chester and Wrexham.

THE ACCOMMODATION COMPRISES

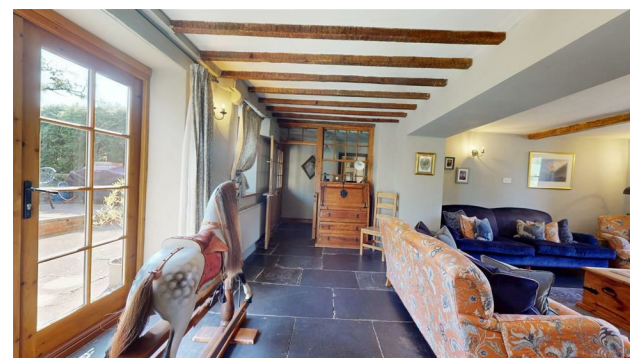


The house is approached via an outbuilt porch with fine pine panelled doors opening to a central hallway which runs through the house with an impressive stone slab floor, leading to an outbuilt porch to the southern elevation and the beautifully landscaped gardens. There is a staircase leading to the western side of the house which interconnects

through the first floor to a secondary staircase adjoining the main bedroom and en suite bathroom.



The lounge is a spacious and versatile room with an inglenook fireplace with stove, beamed ceiling in the main and impressive stone flooring. It has a dual aspect with windows to the front and window and French doors opening to the garden.



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



For daily use there is a smaller family room with a wood burning stove set within an attractive fire surround, traditional moulded coved ceiling and pine flooring.



Steps lead from the lounge to the main rear hallway. It is a light and airy room with a staircase leading to the main bedroom and a stable door to the garden.



Adjoining is the dining room which has a traditional brick chimney breast and original red clay tile floor.



The kitchen and breakfast room are to the southern side of the house, benefiting from a bespoke "Tegla" handmade painted range of furnishings arranged around a traditional oil-fired four-oven Aga set within a traditional style surround with decorative tiling.

It is a light and airy room with a high vaulted ceiling, picture windows overlooking the garden, and a doorway opening to the driveway and garages. Beyond, an open tread staircase rises to the snug which has a pleasing aspect over the kitchen area. The ground floor is completed with a large utility room with bespoke furnishings and a cloakroom with WC.





GARAGE



The detached garage is a recent addition built to exacting standards. It is a large double car garage with remote controlled oak panelled and painted doors together with an adjoining plant and garden room housing the boiler and pressurised cylinders providing the domestic hot water and heating systems to the house and room above.

An external staircase leads to a splendid first floor room currently used as a games room with an adjoining cloaks with WC. It is a versatile room which is fully insulated to include deep shelving and under eaves storage, vaulted ceiling with Velux roof lights and twin glazed doors opening to the southern side with rural aspect. The building could readily be converted to provide a self-contained annexe for a dependent relative or business opportunity.



There is a splendid bathroom with a luxury Victorian style suite with large free-standing bath together with separate walk-in shower. The remaining bedrooms are located off the split-level landing with a recently refurbished luxury bathroom with shower.

GARDENS

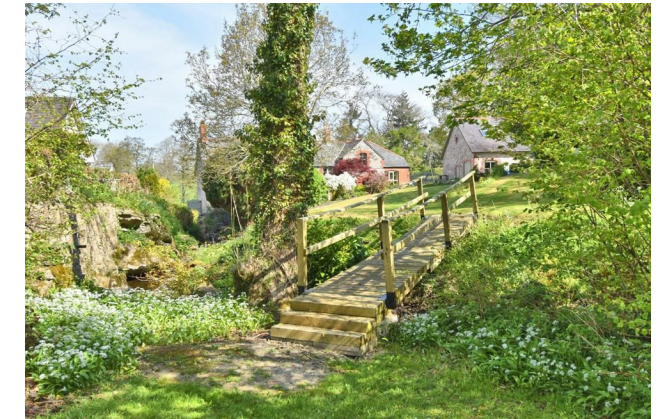


There is a wide hardstanding to the front of the house which opens to a traditional single garage located beneath the snug.



The grounds are principally to the southwestern side of the house with extensive sweeping lawns bounded to one side by a minor stream. There a paved patios and pathways, established flower beds and shrubberies and the lawns

extend down to two wooden bridges which cross over the stream to the paddock beyond.



THE PADDOCK



DIRECTIONS

what 3 words. hedgehog.transmits.shifters

TENURE

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 £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