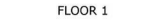


Brynhyfryd Llanfwrog, Ruthin, Denbighshire, LL15 2AH



GROSS INTERNAL AREA
FLOOR 1 1,186 sq.ft. FLOOR 2 977 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 21 sq.ft.
TOTAL: 2,163 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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GROSS INTERVAL AREA
FLOOR 1: 756 sq ft, FLOOR 2: 456 sq ft
TOTAL: 1212 sq ft
CURVE AND CONCENTRIC ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERIOR AREA
FLOOR 1: 756 sq ft, FLOOR 2: 456 sq ft
TOTAL: 1212 sq ft
CLIFF AND COMPANY HAS ASSUMED THAT ACTUAL MAY VARY.



Map data ©2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	100
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales		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.



www.cavendishproperties.co.uk

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www.cavendishproperties.co.uk



Brynhyfryd
Llanfwrog, Ruthin, Denbighshire
LL15 2AH

Price
£925,000

An outstanding 3 bedroom detached house with a beautiful 1 bedroom self-contained cottage located in a superb rural setting with truly panoramic views across The Vale to the Clwydian Hills.

Located in a very secluded rural setting off a minor country lane some 2 miles from Ruthin the house and cottage stand within extensive informal gardens with gazebo, a large purpose built workshop & garage,

The cottage has been developed into a very successful holiday accommodation business, but would be ideal for a dependent relative.

Main hall, through lounge, day room opening into the adjoining dining and kitchen, side hall with utility & cloaks. First floor central landing with large main bedroom with luxury en-suite, 2 double bedrooms and bathroom.

Cottage affording a splendid open plan lounge with bi-fold doors opening to the view, fitted kitchen, First Floor landing opening to a large bedroom and en-suite

WELCOME TO BRYNHYFRYD



Tucked away on a serene country lane just outside Ruthin, this newly built home offers a remarkable blend of luxury and rustic charm ideal for those seeking a peaceful and sophisticated lifestyle. Thoughtfully designed to replace a quaint cottage and barn, this exquisite property boasts breathtaking views and contemporary amenities that cater for your every need.

IDYLLIC LIVING

Just a short drive away lies the historic town of Ruthin voted the best place to live in Wales in 2023. The town boasts a range of boutique independent shops, exceptional schools, numerous places to meet friends for a meal or a pint in the local pub.

The property is conveniently close to the A55 providing easy access to Chester, Manchester or Liverpool and the train services from Wrexham offer additional commuting options. This location perfectly balances peace and convenience making it an ideal place to call home.

SAVVY HOME

Stay secure and eco friendly with state of the art features such as security cameras, solar panels and ground source heating. These technologies not only help reduce the cost of living but also provide peace of mind ensuring that you and your family are safe and secure.

ROOM MEASUREMENTS

Hall 11'8 x 8'10

Lounge 28'4 x 14'5

Family/Dining Room 21'7 x 16'5 max

Utility 10'11 x 7'9

Bedroom 1 22'7 x 11'10

En-Suite 11'3 x 8'1

Bedroom 2 14'9 x 11'1

Bedroom 3 13' x 10'6

Bathroom 9'9 x 7'8

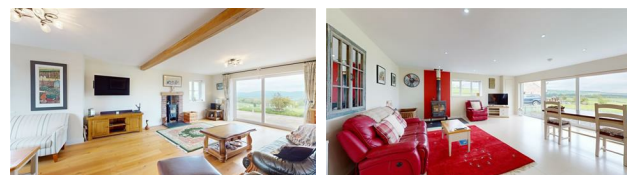
RECEPTION HALL



LOUNGE



The living room serves as a versatile family space ideal for all seasons. In the colder months imagine curling up next to the charming log burner enjoying the frosted mountain views. During the summer open the patio doors to extend your living space into the garden, perfect for hosting gatherings and soaking in the panoramic views.



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

DINING ROOM



KITCHEN



Upon entering, the bespoke handmade kitchen immediately captures your attention. Crafted from painted hardwood, it features a Smeg range electric cooker, underfloor heating, open plan design with a separate utility area. The kitchen epitomises the perfect balance of country charm and modern technology making it both functional and beautiful.

REAR HALL, CLOAKS AND UTILITY

An adjoining side hall opens to a large utility room and cloaks with w.c.

FIRST FLOOR LANDING



BEDROOMS



The main house features three spacious bedrooms each offering unique and captivating views. The main bedroom complete with an en suite provides panoramic views of Moel Famau, the Clwydian range and the coast. A large landing seamlessly connects to all rooms enhancing the open and airy feel of the home.

EN-SUITE



CHARMING COTTAGE



The one bedroom cottage currently used as a holiday let offers versatile accommodation options for guests or extended family. This beautiful building with its rustic wood cladding and private patio area stands as a charming and functional addition to the main house.

LOUNGE & DINING ROOM

7.19m x 6.50m (23'7 x 21'4)



KITCHEN

4.50m x 3.51m (14'9 x 11'6)



EXPANSIVE GROUNDS



Spanning approximately 1 acre, the property includes a handmade gazebo perfect for barbecues, orchard, ample parking and a large patio area. Enjoy clear unpolluted skies ideal for star gazing. The grounds also feature a large steel framed workshop, chicken shed and livestock enclosure offering space for hobbyist's hideout or a functional workspace.



TENURE

Freehold

DIRECTIONS

WHAT 3 WORDS

SUDDENLY.OVERDRIVE.UNUSUALLY

From Ruthin proceed along Mwrog Street into Llanfwrog and on passing the church take the first right for Bontuchel. Follow the road up the hill past Telpyn Farm and as the road levels out turn left at the minor cross roads. Proceed for about 0.1 mile and turn right and continue for about 0.25 mile and the drive is on the right.