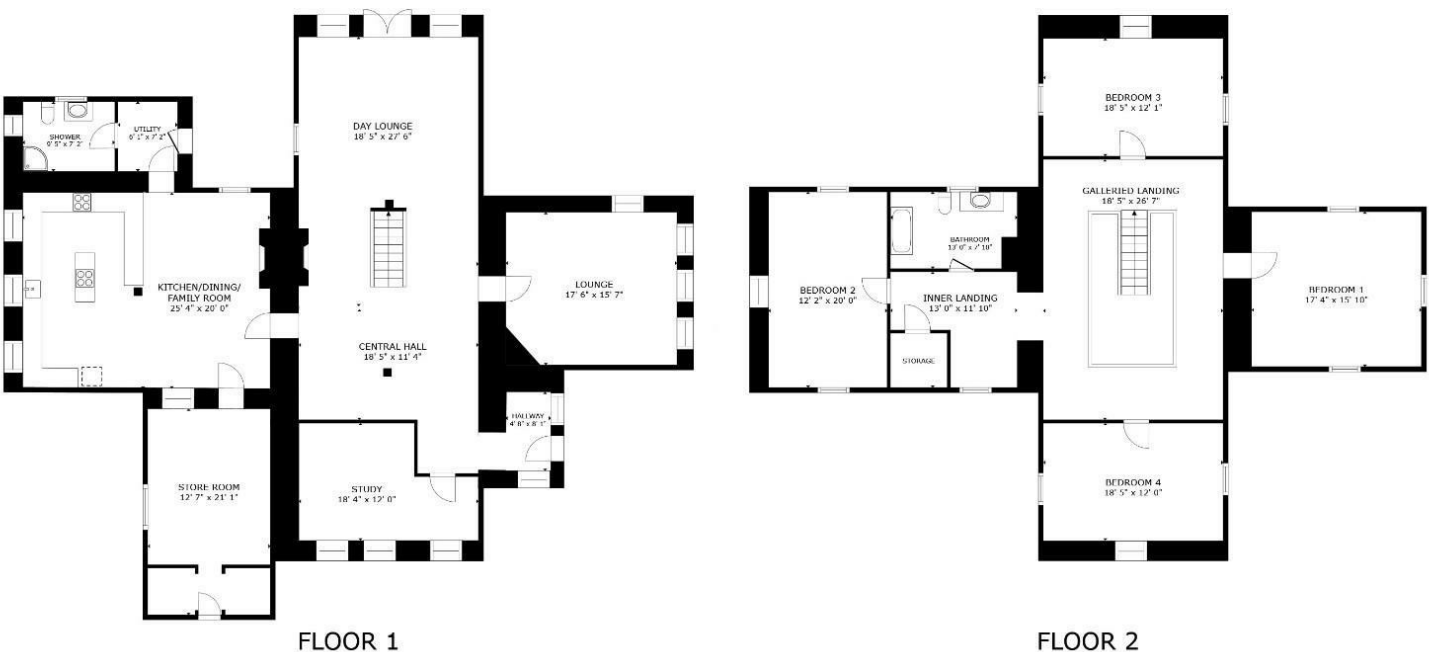


The Old School Cynwyd, Corwen, Denbighshire, LL21 0LG



GROSS INTERNAL AREA  
FLOOR 1 2,379 sq.ft. FLOOR 2 1,829 sq.ft.  
TOTAL : 4,208 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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

**Cavendish**  
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE  
Tel: 01824 703030  
Email: ruthin.sales@cavmail.co.uk  
[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**The Old School**  
Cynwyd, Corwen, Denbighshire  
LL21 0LG

**Price**  
**£585,000**

AN EXCEPTIONAL FOUR BEDROOM DETACHED HOUSE, THE FORMER VILLAGE PRIMARY SCHOOL converted and refurbished to provide a very spacious and unique family home combining a wealth of original features with luxurious modern amenities, standing in an elevated setting on a minor lane leading into the heart of the Berwyn mountains. Providing very large rooms throughout, the accommodation affords entrance hall, stunning central hall and day lounge with an overall measurement of some 38' x 18'5" with an impressive galleried landing with high vaulted ceilings. Lounge with wood stove, study with fitted furnishings, 25' x 20' open plan kitchen/dining and family room, utility room and modern shower room. First floor galleried landing with four large double bedrooms, inner landing and luxury bathroom. Large integral store room. Inspection highly recommended.



LOCATION

The property is located in the popular village of Cynwyd in the Upper Dee Valley, an Area Of Outstanding Natural Beauty. It stands on a minor no-through lane leading up into the Berwyn mountain range and boasts stunning views of the surrounding countryside.

The village has a pub, village shop & post office, primary school and is within 1.5 miles of the A5T running through North Wales offering perfect access to Eryri National Park and great links to Chester and the Midlands.

THE ACCOMMODATION COMPRISES

PORCH

2.46m x 1.42m (8'1" x 4'8")



Outbuilt timber framed canopy entrance with a woodgrain effect composite and double glazed door leading to entrance porch with partially vaulted ceiling with exposed purlin, two double glazed windows both with deep hardwood sills, painted panelling to dado, oak flooring, panelled radiator. Square opening to central reception room.

CENTRAL HALL

5.61m x 3.45m (18'5" x 11'4")



A stunning central reception room with a fine oak staircase with newels and square turned spindles, opening to a high vaulted ceiling with exposed A frame roof trusses and high level roof lights.



DAY LOUNGE

8.38m x 5.61m (27'6" x 18'5")



The room is arranged around a brick faced chimney breast with raised slate hearth and dual aspect multi fuel fire which also opens to the adjoining kitchen/dining room. The room has an informal lounge area to the southern side with double glazed French doors opening to patio, three double glazed windows all with deep sills, one oak and two slate, painted boarding to dado, fine oak panelled floor, ceiling downlighters, three panelled radiators.



There is a large timber framed garden shed and a paved and slated pathway leading round to the rear where there is a raised slated patio and a most attractive covered barbecue area with timber framed canopy, seats and two store cupboards. Adjoining is a large ornamental pond with cascade and new galvanised steel steps lead up to a large and informal garden with rockeries and a number of maturing specimen shrubs and plants and a seating area.

DIRECTIONS

From the Agent's Ruthin office take the A494 Corwen Road, proceeding some 9 miles through the village of Gwyddelwern and on reaching the junction with the A5104 Chester Road, bear right. On reaching the traffic lights with the A5, turn left and follow the road over the River Dee Bridge and turn immediately right onto the B44401 Old Bala Road. Continue to Cynwyd and on reaching the centre, denoted by a minor crossroad adjoining

the Blue Lion Inn and opposite the post office and store, turn left. Follow the road through the Square and continue for some 75 yards, taking the second left turning which is a no-through tarmacadam lane, and continue up the hill and the property is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band F

TENURE

Freehold.

\*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

\*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 - REFERRALS

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



**BEDROOM FOUR**

5.61m x 3.66m (18'5" x 12')



High vaulted ceiling with exposed painted purlins, two Velux roof lights, double glazed window to gable with deep oak topped sill, panelled radiator.

**BATHROOM**

3.96m x 2.39m (13' x 7'10")



A luxury suite comprising a large corner cubicle with glazed screen and high output shower, contemporary roll top slipper bath with combination tap and shower unit, large vanity with granite top and white glazed round bowl with pillar tap, low level WC, painted boarding to dado, partially vaulted ceiling with exposed painted purlin, double glazed Velux roof light, part tiling to the walls with inset mosaic effect tiling, chrome towel radiator.



**INTEGRAL STORE ROOM**

6.40m x 3.84m (21' x 12'7")

Panelled door leading in from the northern side of the house with two open fronted storage cupboards with quarry tile flooring. It opens to the main area which provides a very useful store and workshop with fitted work bench, shelving, modern Worcester gas fired condensing boiler and pressurised cylinder which interconnects with the domestic hot water system and central heating.

**OUTSIDE**



The property stands on a minor no through country lane which extends into the eastern end of the Berwyn mountains. There are two brick built pillars and a wide opening to a tarmacadam forecourt where there is extensive parking for a number of cars. To the northern side is a timber gate which opens to an enclosed domestic area which provides a further area for parking and access to the integral store room to one side of the house and further stores beyond.



To the right hand side are two further timber panelled gates which open to a quite secluded and private tarmacadam courtyard garden with a central paved feature, screen fencing and flagged pathway which extends around to a further seating area which adjoins the French windows opening to the lounge with glazed canopy above and beyond a further paved area which adjoins the kitchen and entrance to the side porch.



To the northern side is an exposed brick wall with downlighters, matching wall panelling, flooring, and two panelled radiators.



**LOUNGE**

5.33m x 4.75m (17'6" x 15'7")



An attractive room with four double glazed windows with deep oak lined sills affording wonderful views of the surrounding hills of the Upper Dee Valley. There are ceiling downlighters, a fine brick lined and faced chimney breast with raised hearth and wood stove, TV point, painted boarding to dado, oak flooring and two panelled radiators.



**STUDY**

5.59m x 3.66m (18'4" x 12')



Three double glazed windows each with deep oak lined sills, fitted bookcases to the majority of one wall, painted boarding to dado to the majority, oak flooring, panelled radiator.

**KITCHEN/DINING/LIVING ROOM**

7.72m x 6.10m (25'4" x 20')



A very spacious room with an extensive range of fitted furniture including a Burbridge oak kitchen comprising base and wall mounted cupboards and drawers with solid oak panelled fronts, a white glazed Belfast sink with chrome pillar tap and oak worktop, solid granite working surfaces to the remainder with a dresser style unit providing space for a mains gas range cooker, tiled splashback and concealed lighting above, extractor fan, integrated dishwasher,



space and plumbing for American style fridge/freezer, brick lined peninsular divide with oak faced storage to one side, large central island/work station with granite inset top, open shelving, storage cupboard and drawers.



The main part of the room has an oak floor with feature brick faced chimney breast with raised hearth and double aspect the multi fuel stove, painted panelling to dado, ceiling downlighters, four double glazed windows all with oak topped sills, panelled radiator.



**REAR PORCH/UTILITY AREA**  
2.18m x 1.85m (7'2" x 6'1")



Vaulted ceiling with Velux roof light and exposed purlin, fitted working surface and cupboard with void and plumbing for washing machine and space for tumble dryer, double glazed door leading to patio, panelled radiator.

**SHOWER ROOM**  
2.18m x 1.96m (7'2" x 6'5")



White suite comprising corner cubicle with glazed screen and electric shower, large vanity with storage cabinet, granite top and contemporary white glazed round sink with pillar tap, fully tiled walls, two double glazed windows, chrome towel radiator.

**FIRST FLOOR GALLERIED LANDING**  
8.10m x 5.61m overall (26'7" x 18'5" overall)



A splendid central area with oak balustrade and newels, there are three

original pine A frame trusses with a high degree of natural light provided by two skylights and two Velux roof lights. Four panelled radiators.

**BEDROOM ONE**  
5.28m x 4.83m (17'4" x 15'10")



A light and airy room with a high vaulted ceiling with exposed painted purlins, two Velux roof lights, double glazed window with far reaching westerly views across the village into the Upper Dee Valley, panelled radiator.



**INNER LANDING**  
3.96m x 3.61m (13' x 11'10")



Study area, walk-in wardrobe with hanging rails, radiator, partially vaulted ceiling with exposed painted purlin, low level double glazed window with tiled sill, pull down ladder to the roof void.

**BEDROOM TWO**  
6.10m x 3.71m (20' x 12'2")



A light and airy room with a high vaulted ceiling with exposed painted purlins, two Velux roof lights, double glazed window with deep oak topped sill overlooking the rear garden and water feature, panelled radiator.



**BEDROOM THREE**  
5.61m x 3.68m (18'5" x 12'1")



High vaulted ceiling with exposed painted purlins, two Velux roof lights, window to gable with deep oak topped sill and views across the village into the Upper Dee Valley and Berwyns, panelled radiator.