



Pen Y Geulan

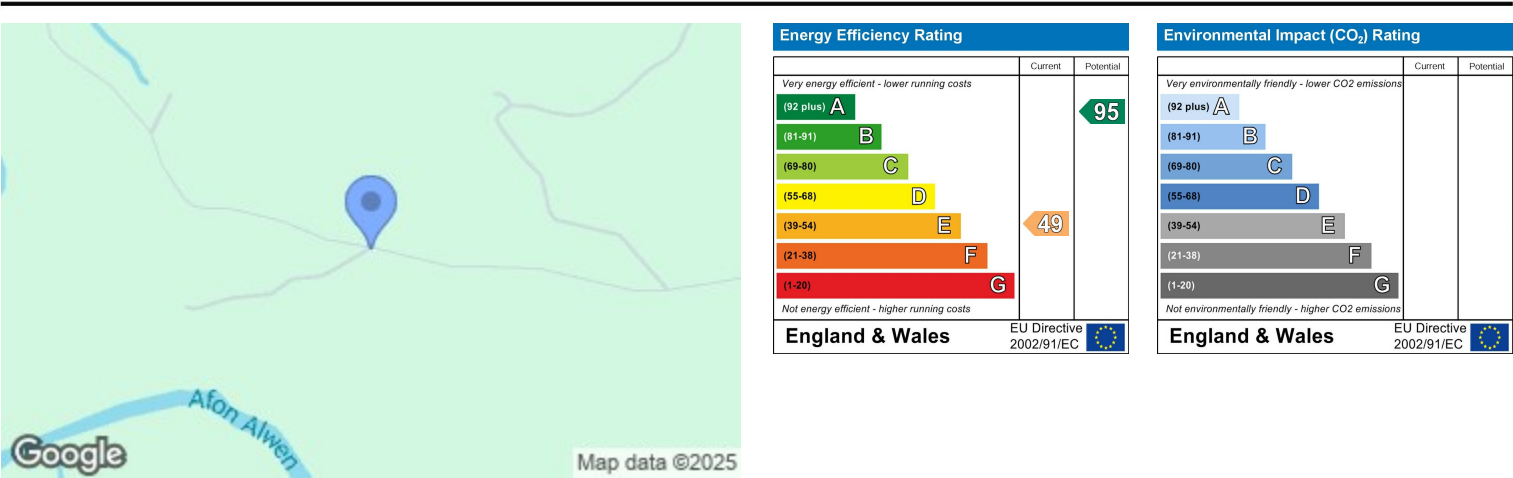
Treddol, Corwen, Denbighshire

LL21 0EN

Price

£600,000

A SUBSTANTIAL PERIOD FARMHOUSE FORMERLY FIVE BEDROOM, SUB-DIVIDED TO PROVIDED A SPACIOUS THREE BEDROOM HOUSE OF CHARACTER AND APPEAL TOGETHER WITH SELF-CONTAINED TWO BEDROOM HOUSE ADJOINING, two converted former farm buildings, all three currently let on periodic tenancies, set within mature and private grounds of about one acre in the hearth of rolling countryside some 2 miles from the A5 at Rhug.



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.

LOCATION



Pen Y Geulan stands at the head of its own private drive located off a no through country lane in the heart of the Rhug Estate. It is within easy reach of the A5 (T) at Rhug giving direct access throughout the region towards Bettws Y Coed in the west and Llangollen in the east.

The house is considered to date from pre 1700 and was originally a large five bedroom farmhouse of character and charm sub-divided by the current owners and let out on a periodic basis. The main part of the house is currently vacant whilst the adjoining half is let. In addition, there are substantial stone fronted buildings which have been converted some years ago to provide Pen Y Geulan Barn and "The Small Barn"

Pen Y Geulan Barn provides a very attractive one bedroom self-contained house with a wealth of character and charm to include a delightful living room with high vaulted ceiling, first floor bedroom, together with modern kitchen/diner and shower room.

The Small Barn is a larger two bedroom house offering quite spacious and adaptable accommodation. Both are currently let on periodic tenancies.

All are set around a large central courtyard each with its own dedicated patios and garden areas. In addition to the extensive parking, there are large lawns.

PEN Y GEULAN FARMHOUSE



THE ACCOMMODATION COMPRISES

PORCH

2.39m x 1.30m (7'10" x 4'3")

Outbuilt and enclosed porch opening to large central dining room.

DINING ROOM



An impressive room with inglenook style fireplace together with enclosed cupboard which originally formed part of the passageway extending to the adjoining property, wood panelled floor, wood stove, panelled radiator. Wide staircase rising off, heavy beamed ceiling.

OUTSIDE



The property is set some distance from the country lane with a long private drive leading in which opens to an extensive gravelled parking area for many vehicles. Adjoining is a modern purpose built detached double garage. Gates lead through to defined courtyard gardens which to the front are for all four properties and through which there is access to an enclosed yard to the gable elevation of Pen Y Geulan Cottage. Beyond is a very substantial workshop/stores. Further lean-to/potting shed to one side. Beyond, access leads through to a wide patio and a very secluded patio and lawned garden which adjoins the rear of the cottage.

DOUBLE GARAGE

5.28m x 4.67m (17'4" x 15'4")



Sub-divided internally with stud wall to provide a shower area and cloak with WC.

WORKSHOP/STORES

5.49m x 4.32m (18' x 14'2")

Electric light and power installed.

LEAN-TO/POTTING SHED

5.41m x 1.75m (17'9" x 5'9")

DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen road. Proceed for about nine miles through the village of Gwyddelwern

and on meeting the junction with the A5104 Chester road, turn right. At the traffic lights, turn right onto the A5 in the direction of Cerrigydrudion and continue for about one mile. On reaching the Rhug Estate denoted by the farm shop, turn directly opposite signposted Betws Gwerfil Goch. Follow the road for approximately one-third of a mile bearing right up the hill and take the second left onto a minor no-through country lane. Follow this lane for approximately 1.2 miles through rolling countryside and the drive is on the left.

AGENTS NOTES

We understand the first part of the private drive is in the ownership of the Rhug Estate and over which a right of way exists.

COUNCIL TAX

Denbighshire County Council - Tax Band D

TENURE

Understood to be Freehold. The three property which adjoin and form part of the courtyard are all currently let of protected short hold tenancies, details of which including rents are available from our office.

*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

KITCHEN



Fitted with a modern range of base and wall mounted cupboards and drawers with a woodgrain effect finish to door and drawer fronts and contrasting stone effect working surfaces to include inset single drainer sink, slot in electric cooker with hob, void and plumbing for dishwasher, space for fridge, tiled splashback, double glazed window, extractor fan, ceramic tiled floor.

BEDROOM

4.93m x 3.66m overall (16'2" x 12' overall)



Walk-in wardrobe, panelled radiator.

OCCASIONAL BEDROOM/STORE ROOM

4.01m max x 1.93m (13'2" max x 6'4")

Double glazed window, tiled floor, radiator.

BATHROOM



Walk-in shower cubicle with glazed screen, large vanity with bowl, storage cabinets, display mirror above with open shelving, cupboard, pelmet downlighting. Low level WC, ceramic tiled floor, double glazed window, radiator.

FIRST FLOOR LANDING

Galleried landing opening to bedroom two.

BEDROOM TWO



Vaulted ceiling with purlins and Velux roof light, further door opening to decked area which extends along the gable to the rear garden. Boarded floor, panelled radiator.

LOUNGE

5.03m x 4.70m overall (16'6" x 15'5" overall)



An impressive room with deep inglenook fireplace measuring 2' x 8'6", windows to three sides, heavy beamed ceiling, boarded floor, two panelled radiators.

KITCHEN

3.28m x 2.90m (10'9" x 9'6")



Fitted with a range of base and wall mounted cupboards and drawers with a woodgrain effect finish to door and drawer fronts and contrasting working surface to include inset single drainer sink, inset four ring electric hob with hood above, integrated double oven, space for fridge, void and plumbing for washing machine, beamed ceiling, tiled floor. Panelled door to enclosed side porch.

SIDE PORCH

Plumbing for washing machine, modern oil fired combination boiler providing heating and hot water.

FIRST FLOOR LANDING

3.35m x 1.73m (11' x 5'8")

BEDROOM ONE

4.70m x 3.71m (15'5" x 12'2")



Boarded floor, exposed purlins, panelled radiator.

BEDROOM TWO

3.38m x 2.77m (11'1" x 9'1")



High vaulted ceiling with exposed purlins, boarded floor, radiator.

BEDROOM THREE
2.39m x 2.39m (7'10" x 7'10")



Panelled radiator.
BATHROOM
2.24m x 1.98m (7'4" x 6'6")



Fitted cubicle with glazed screen and high output shower, vanity with bowl and low level WC, part vaulted ceiling with exposed purlin, panelled radiator, tiled walls.

PEN Y GEULAN COTTAGE



A deceptively spacious self-contained two storey cottage.
THE ACCOMMODATION COMPRISES
Panelled door leading to lounge.
LOUNGE
4.27m x 4.06m (14' x 13'4")
Spiral staircase rising to first floor, boarded floor, panelled radiator.
INNER HALL
4.88m x 1.07m (16' x 3'6")
Panelled door opening to large walk-in cupboard with louvre door area, this area formed the former passageway which interconnected to the main house.
KITCHEN/DINING ROOM
7.06m x 2.69m overall (23'2" x 8'10" overall)
A light and airy room designed to take full advantage of the pleasing aspect over the rear westerly facing garden. The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts and working surfaces to include inset sink, electric cooker point, twin glazed doors leading out, large picture windows, panelled radiator.
BEDROOM
2.82m x 2.79m (9'3" x 9'2")
Fitted cupboard, panelled radiator.
BATHROOM
2.59m x 1.68m (8'6" x 5'6")
FIRST FLOOR MAIN BEDROOM
4.29m x 3.56m overall (14'1" x 11'8" overall)
Large open plan main bedroom with outbuilt double door wardrobe, boarded floor, partially vaulted ceiling, panelled radiator.
CLOAKROOM
Low level WC.

THE SMALL BARN



A delightful stone fronted building.
THE ACCOMMODATION COMPRISES
ENTRANCE HALL
1.27m x 1.12m (4'2" x 3'8")
Built-in storage cupboard, panelled radiator.
KITCHEN
3.78m x 2.16m (12'5" x 7'1")
Fitted with a modern range of base and wall mounted cupboards with contrasting stone effect working surfaces to include inset single drainer sink with mixer tap, four ring inset electric hob and oven, integrated washing machine and space for upright fridge/freezer, double glazed window, extractor fan, double panelled radiator.
LOUNGE
4.57m x 0.43m overall to include staircase (15' x 1'5" overall to include staircase)
Staircase rising off. An attractive room with high vaulted ceiling with exposed purlins and Velux roof light, raised hearth with electric wood effect stove, TV point, boarded floor, panelled radiator.
SHOWER ROOM
2.49m x 1.91m overall (8'2" x 6'3" overall)
White suite comprising walk-in shower area with valve, pedestal wash basin and WC, radiator.
FIRST FLOOR BEDROOM
4.32m x 3.84m (14'2" x 12'7")
High vaulted ceiling with exposed purlins, boarded floor, double glazed window, radiator, fitted airing cupboard with cylinder, panelled door leading to external staircase which extends around to the front of the cottage.

PEN Y GEULAN BARN



A spacious self-contained unit.
THE ACCOMMODATION COMPRISES
OPEN PLAN LOUNGE
5.26m x 4.98m (17'3" x 16'4")

Wide window to front, high vaulted ceiling with Velux roof light, turned staircase rising to first floor, TV point, panelled radiator.