

**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

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**Yr Ydwal Lafant Back Road**  
Llanarmon-Yn-lal, Mold,  
CH7 4QD

**Price**  
**£595,000**

\*CONVERTED BARN \*VIEWS ACROSS OPEN COUNTRYSIDE \*GROUND SOURCE HEATING\* A stunning, high performing and sustainable four bedroom barn conversion occupying a wonderful setting with far reaching views over surrounding countryside mid-way between the villages of Llanarmon-yn-lal and Llanferres, some seven miles from Mold. Standing within grounds extending to approximately 0.47 acre or thereabouts.

The property was completed in 2018 to provide a unique family home with accommodation taking full advantage of the setting and designed to have a low impact on the environment with a modern ground source heating system, solar PV panels and high levels of insulation. Features include three reception rooms, be-spoke double glazed windows and exterior doors, tiled floors with underfloor heating, wood interior doors and a modern fitted kitchen and bathroom. In brief comprising: reception hall, cloakroom/wc, living room, sitting room, large open plan kitchen/dining room with exposed beams, rear hallway, study and ground floor shower room; twin staircases provide access to four bedrooms and a family bathroom. Ample off-road parking for several cars, large attached workshop, store and boiler room. Extensive lower garden with various mature trees and kitchen garden. NO ONWARD CHAIN

LOCATION



LIVING ROOM



The property occupies a peaceful location with access off a minor lane just off the B5430 Llanarmon-Yn-lal Road and is surrounded by beautiful rolling countryside with views across to the Clwydian Hills, a Designated Area of Outstanding Natural Beauty. The nearby villages of Llanarmon-yn-lal and Llanferres have popular country inn and thriving pub, respective primary schools and there is also a community run shop in Llanarmon-yn-lal. Although rural situated, the market towns of Mold and Ruthin are within a short drive, each providing a comprehensive range of shopping facilities catering for daily needs, secondary schools and leisure facilities. The city of Chester is approximately 15 miles distant and both Liverpool and Manchester Airports are usually within an hour's drive.

THE ACCOMMODATION COMPRISES:

Wide double glazed wood panelled front door to:

RECEPTION HALL

3.35m x 2.51m + recess (10'11" x 8'2" + recess)



With white spindled staircase to the first floor with pine panelling and deep storage recess beneath, tiled floor, wooden interior doors and exterior door to the rear of the property.

CLOAKROOM/WC

Fitted with a modern suite comprising Wc and wash basin. Tiled floor and built in cupboard and plumbing for washing machine.

Full length deep recess double glazed windows to the front and rear aspects with access to the front garden and enjoying beautiful views over the surrounding countryside across to the Clwydian Hills. Continuation of the tiled floor, exposed timbers and tv aerial point.

SITTING ROOM



Full length double glazed window to the rear elevation and matching deep sill window to the front with views, continuation of the tiled floor, recessed ceiling lighting and ample power points. Steps lead down to the kitchen/family room.

OPEN PLAN SPLIT-LEVEL KITCHEN DINER  
8.00m x 3.56m overall (26'2" x 11'8" overall)



A superb open plan room with vaulted ceiling with original exposed timbers, double glazed windows to front and rear aspects to include french doors to the patio and garden. The kitchen is fitted with a modern range of white fronted base and wall units with dark toned worktops, inset sink unit with mixer tap and tiled splashback. Four-ring gas hob, electric oven, integrated fridge, freezer and dishwasher. Tiled floor throughout, extractor fan and steps leading down to the rear hallway.



REAR HALLWAY



Turned white spindled staircase to the first floor accommodation, telephone point, two double glazed windows to the rear and double glazed wood panelled door to the front garden.

SHOWER ROOM  
2.13m x 1.73m (6'11" x 5'8")



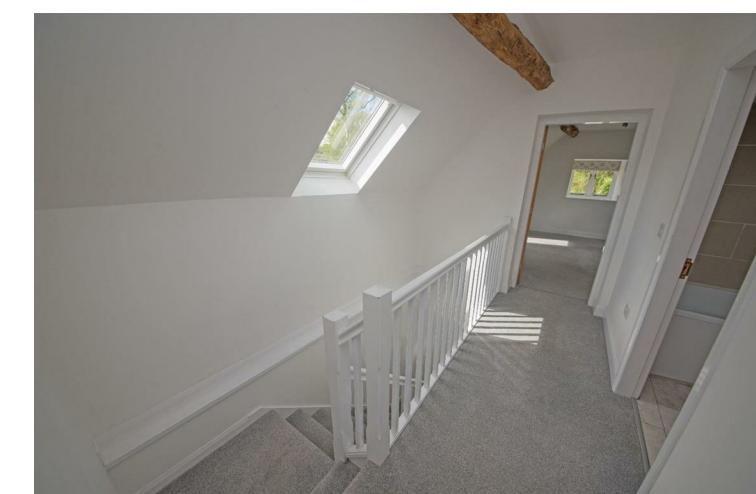
Fitted with a modern white suite with attractive part tiled walls and tiled floor with underfloor heating, comprising corner shower cubicle with mains shower unit, pedestal wash basin with low flush wc. Chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

STUDY  
4.32m x 2.74m (14'2" x 8'11")



Full length double glazed window to the rear elevation and further double glazed window to the front with rural aspect. Tiled floor.

FIRST FLOOR LANDING



Velux double glazed roof light, exposed purlin and wooden interior doors.