



Plas Bennett

Llandyrnog,
Denbigh, Denbighshire LL16 4EU

Price
£435,000

A very attractive three bedroom link detached period house standing within very private and beautifully landscaped gardens with uninterrupted southerly aspect along the Vale of Clwyd, located in this very secluded and sought-after courtyard about one mile from the village. Forming part of a Grade II Listed development of only five individually designed homes adjoining Plas Bennett Hall, The Coach House was converted in 2001 to provide contemporary living with a splendid kitchen/family room together with original features with exposed stone walling in part and impressive ceiling beams. It affords central hall with cloakroom/wc, lounge, dining room, large open plan kitchen/family room with high vaulted ceiling, first floor landing with vaulted ceiling, bedroom one with en suite shower room, two further double bedrooms and family bathroom; double glazing and oil central heating; parking for three cars and double garage; continued .../...

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Continued .../...

Truly outstanding landscaped gardens extending in total to about 0.25 acre with open southerly aspect, wide sweeping lawns, large dining patio, established and well stocked herbaceous and shrub borders, ornamental pond with stream leading to a secluded wildlife garden and pond. INSPECTION HIGHLY RECOMMENDED.

LOCATION

Plas Bennett Hall and Courtyard development stand in a very secluded and unspoilt rural setting located in the heart of the Vale of Clwyd approximately one mile from the popular village of Llandyrnog, which offers a range of facilities for daily needs and provides good road links to the nearby market towns of Denbigh and Ruthin, and the nearest junction to the A55 Expressway at Caerwys some seven miles distant.



THE ACCOMMODATION COMPRISES:

Panelled and glazed door leading to:

FINE ENTRANCE HALL

3.23m x 2.18m (10'7" x 7'2")

With a turned staircase rising off with pine spindles and balustrade, enclosed under-stairs cupboard, high vaulted ceiling to a galleried landing with feature exposed 'A' frame roof trusses and purlins, exposed stonework in part and a riven slate flooring, which extends into the adjoining cloakroom.



CLOAKROOM

2.13m x 1.65m (7'0" x 5'5")

White suite comprising a fitted bespoke oak cabinet with drawer, cupboard, shelving and a white glazed sink with pillar tap. Low level wc, decorative mosaic glass tiling in part, double glazed window with deep sill, extractor fan and panelled radiator.



LOUNGE

5.38m x 5.03m (17'8" x 16'6")

A light and spacious room with a Georgian style double glazed door opening to the south facing garden, two further windows to the front elevation and one to the gable - all providing a high degree of natural light. Original ceiling beams, brick and stone lined recessed fireplace with slate hearth and substantial beam over, wall light points, tv point, radiator and oak boarded floor.



DINING ROOM

5.38m x 3.61m (17'8" x 11'10")

Through room with double glazed cottage style windows to both front and rear elevations - all with deep sills. Original ceiling beam, oak boarded floor and radiator.



KITCHEN/FAMILY ROOM

5.38m x 5.38m (17'8" x 17'8")

A particular feature of the house is this large, light and airy room with a vaulted ceiling and a velux double glazed roof light. The room is augmented by a wide south facing window with double doors opening to the garden. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers, including a peninsula divide with a rich yellow finish to door and drawer fronts and contrasting solid oak working surfaces with an inset 1½ bowl stainless steel sink and mixer tap, void and plumbing for dishwasher and washing machine, and space for fridge and freezer. Space for slot-in range style cooker with a Rangemaster stainless steel extractor hood and light over. Open book shelf, display cabinet and low level lighting in part. Stone effect ceramic tiled flooring and panelled radiator.



FIRST FLOOR



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LANDING

With high vaulted ceiling, exposed purlins and roof trusses, double glazed window to front with deep sill, large double door linen cupboard with shelving, wall light points and radiator.



BEDROOM ONE

5.21m (max) x 3.61m (max) (17'1" (max) x 11'10" (max))

A large double bedroom with a high vaulted ceiling with exposed purlins, rafter and 'A' frame truss. Two double glazed windows, both with deep sills and one affording a pleasing southerly aspect across the garden and the length of the Vale of Clwyd. Two panelled radiators.



EN SUITE SHOWER ROOM

White suite comprising walk-in cubicle with electric shower, pedestal wash basin and low level wc. Extractor fan.

BEDROOM TWO

3.61m x 2.51m (11'10" x 8'3")

High vaulted ceiling with exposed purlins and rafter. Double glazed window with deep sill and panelled radiator.



BEDROOM THREE

4.57m x 2.54m (15'0" x 8'4")

High vaulted ceiling with exposed purlin, rafters and substantial 'A' frame truss. Double glazed window with southerly views and panelled radiator.



VIEWS



BATHROOM

2.64m x 1.68m (8'8" x 5'6")

White suite comprising panelled bath with grip handles, bi-fold shower screen and electric shower unit, pedestal wash basin and wc. Part tiled walls, double glazed window with deep sill, extractor fan and radiator.

OUTSIDE

The property stands at the head of a small and exclusive cul-de-sac forming a select development of individual houses and bungalows originally forming part of Plas Bennett, a major country house located nearby. To the front elevation is a shared stone pathway and shaped lawn leading to the front. The gardens are principally to the southern elevation of the house and benefit from a high degree of privacy with mature hedges surrounding its borders. There is a tarmacadam hardstanding providing space for parking three cars, two to the front of the garages and a further one adjoining.

DOUBLE GARAGE

6.32m x 5.11m overall (20'9" x 16'9" overall)

With twin timber panelled doors to the front and electric light, power and water installed.

THE GARDENS

The gardens extend to about 0.25 acre. They have been carefully developed and landscaped by the current owners over the last 16 years to provide a truly delightful and mature garden providing interest and colour throughout the seasons. Adjoining the house is a large dining patio, with a wide pathway extending to the kitchen. There are large shaped lawns together with established and well stocked herbaceous and shrub borders with a profusion of specimen shrubs and trees. There is a large ornamental pond with a stream leading to an enclosed wildlife garden, pond and seating area.



COUNCIL TAX

Denbighshire County Council - Council Tax Band G.

DIRECTIONS

From Denbigh or Ruthin proceed to the village of Llandyrnog and continue to the small cross roads in the centre which is close to the post office and stores. Take the road from the cross roads west towards Llanrhaeadr and after about 0.5 mile take the first right adjoining the large former chapel. Continue for some 300 yards and take the second left on to an unmade lane which is just before Plas Bennett Hall and follow it into the head of the courtyard.

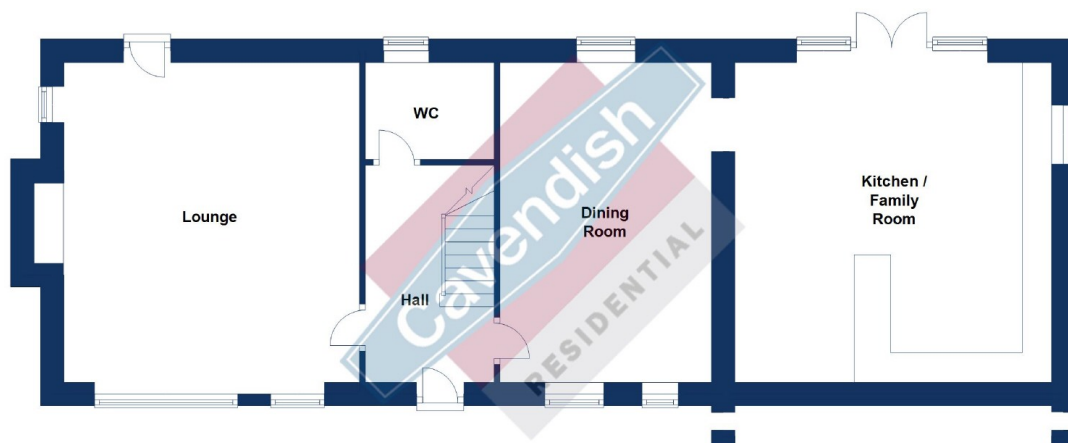
VIEWING

By appointment through the Agent's Ruthin office 01824 703030 or Denbigh office 01745 816650.

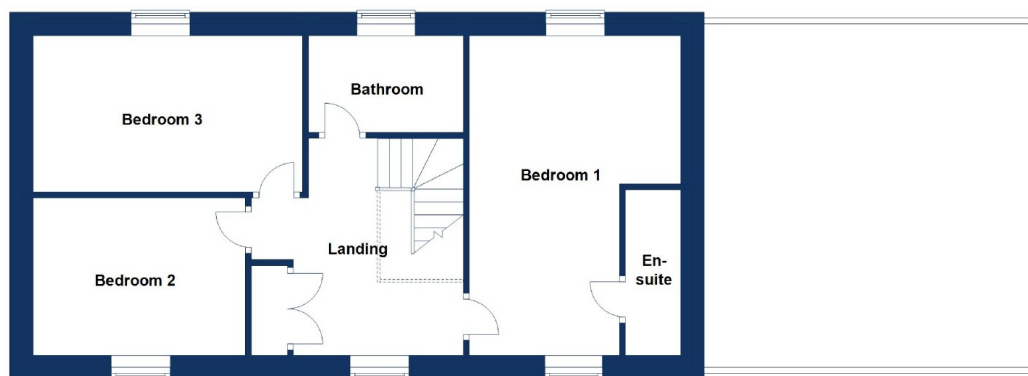
FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF

Ground Floor



First Floor



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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