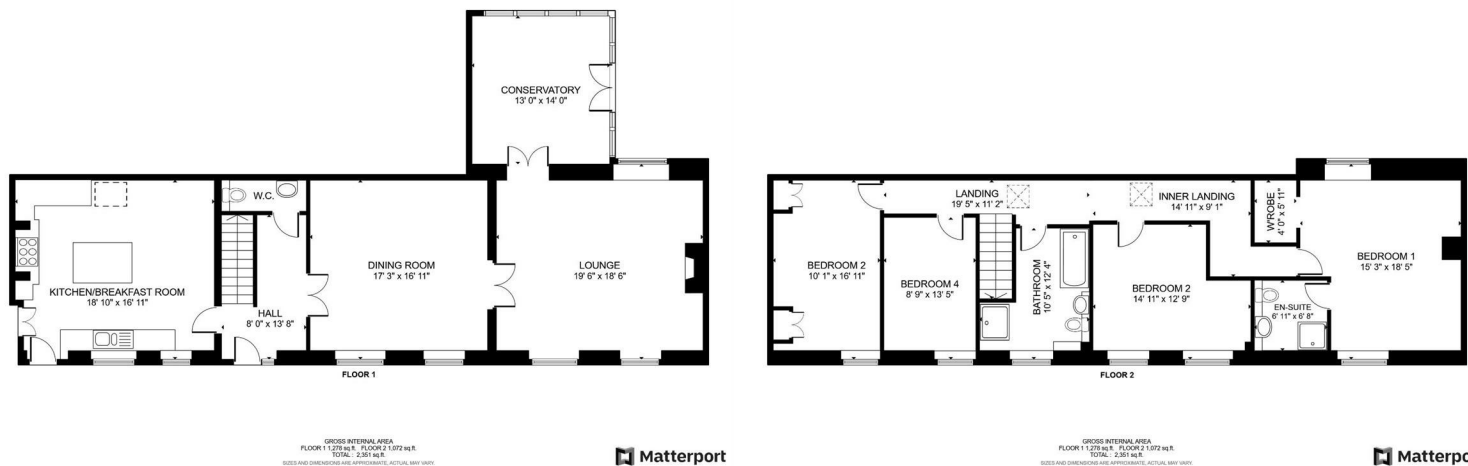


The Old Shippon Llanychan, Ruthin, Denbighshire, LL15 1UB



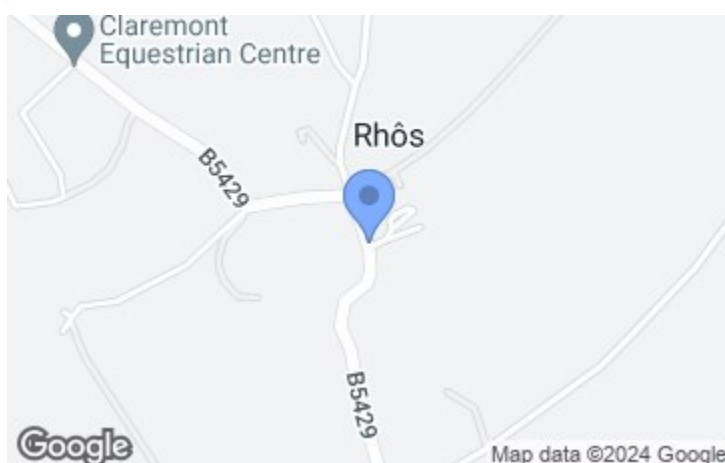
**Cavendish**  
ESTATE AGENTS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	63	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**The Old Shippon**  
Llanychan, Ruthin, Denbighshire  
LL15 1UB

**Price**  
**£549,950**

A HIGHLY APPOINTED FOUR BEDROOM CONVERTED BARN PROVIDING LARGE AND WELL PROPORTIONED ACCOMMODATION TOGETHER WITH WEST FACING LAWN AND LARGE WORKSHOP AND GARAGE.

Standing within the former grounds of Plas Yn Rhos in the centre of Llanychan some 3.5 miles from the historic town of Ruthin. It affords central entrance hall with cloakroom, large dining room, very spacious and well lit lounge, modern conservatory, luxury fitted kitchen/breakfast room with a range of integrated appliances, first floor landing, bedroom one with walk in wardrobe and en suite shower room, three further double bedrooms and family bathroom. Oil CH. Private and secluded garden to rear with views beyond towards the Clwydian hills. Large open plan west facing garden to front with a large workshop and garage.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

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**

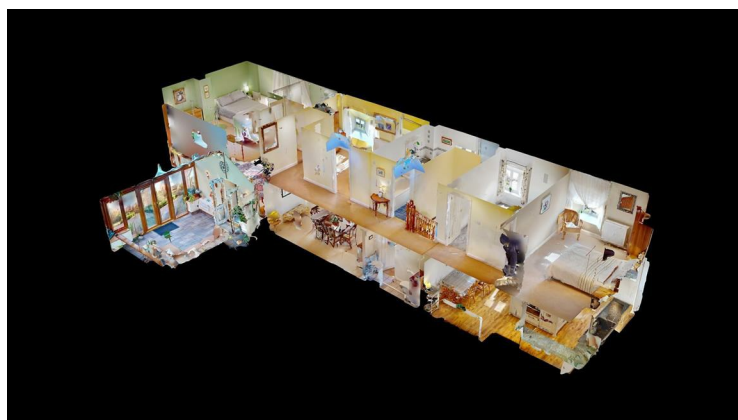
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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

Llanychan is a small hamlet located in the heart of the Vale of Clwyd just off the B5429 Llanfair Dyffryn Clwyd to Llandernog road some 3.5 miles from Ruthin. The nearby town provides a wide range of shopping facilities together with leisure facilities and good road links via the A494 towards Mold and Chester beyond.

#### 3D VIRTUAL TOUR



Available to view on-line.

#### THE ACCOMMODATION COMPRISES

Panelled and glazed door with full depth panel to the side leading to Entrance Hall.

#### ENTRANCE HALL

4.17m x 2.44m (13'8" x 8')



Staircase rising off with pine banister and spindles leading to the first floor, substantial central beam, ceiling downlighters and panel radiator. Twin panelled Georgian style doors opening from the hall to Dining Room.

#### CLOAKROOM



Refurbished with a modern contemporary white suite comprising vanity with bowl storage cabinet and low-level WC with concealed cistern, attractive wall tiling in part with extractor fan, downlighters, ceramic tiled floor and a chromed towel radiator.

#### DINING ROOM

5.26m x 2.11m (17'3" x 6'11")



A lightened and well proportioned room with two double glazed windows to the front elevation, both with deep sills, it enjoys predominantly westerly aspect over the front garden and beyond across the vale. Two substantial ceiling beams, downlighters and panel radiator. Twin glazed Georgian style doors opening to Lounge.



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.

#### 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.

#### VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/S

#### DIRECTIONS

From Ruthin take the A494 Mold road for some 2 miles to Llanbedr D.C. and turn left onto the B5429 Llandyrnog Road, directly opposite The Griffin Inn. Continue for some 2 miles and on entering the sharp S bends the shared drive leading into Plas Yn Rhos and The Shippon will be found on the right. Bear left on the drive and follow it around to the house.

#### TENURE

The property is Freehold.

#### COUNCIL TAX

Denbighshire County Council - Tax Band G

#### 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.

#### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be

**BATHROOM**

4.70m x 3.76m (155" x 124")



Luxury white suite comprising panelled bath with combination shower and tap unit, separate walk in shower cubicle with glazed screen and shower. Fitted cabinet incorporating wash basin and WC. Wall mirror. Downlighting and shelving. Half tiled walls with decorative dado. Ceramic tiled flooring. Double glazed window to front. Radiator.



**OUTSIDE**



The property stands within the delightful rural environment in the Hamlet of Llanychan. It is approached via a sweeping drive leading to the main country

house and two bespoke properties which share the entrance drive with The Old Shippon. There is a wide driveway providing open space with parking for two cars and access to Outbuilding/Garage.

**LAWNS**

To the front of the house is a large sweeping lawn garden with central shrubbery with a secluded patio to the left hand side adjoining the Kitchen.

**REAR GARDEN**

A secluded and very private garden to part of the rear of the house. It has a gravelled area outside for low maintenance together with a raised lawn and an accessway which leads to a longer garden area from which there are delightful views of the Clwydian Hills.

**OUTBUILDINGS AND GARAGE**

A long building to one side of the front elevation of the house, it provides an integral garage and a number of very useful workshops.

**GARAGE**

Garage is 16'1" x 16'1" with up and over door in, electric light and power installed.

**STORAGE**

Overall measurement is 50' x 16'2". The former Shippon, it provides very useful and adaptable storage area with access to the front elevation and electric light and power installed.



**LOUNGE**

5.94m x 5.64m (19'6" x 18'6")



A very light and airy room with two, three-quarter depth (floor level) double glazed picture windows to the front elevation, both with granite sills. It benefits from delightful westerly views across the gardens and beyond. It has a feature brick chimney breast with raised granite hearth and multi-fuel fire grate, TV point, large central supporting beam, wall light points and two panelled radiators. Twin double glazed doors open to Conservatory.



**CONSERVATORY**

4.27m x 3.96m (14' x 13')



A recent addition to the house with woodgrain-effect, uPVC double glazed windows to sides and a high vaulted, tinted and self-cleaning glazed roof. Twin glazed doors opening to the very private garden to the rear of the house. Two wall mounted electric Radiant heaters. Stone-effect tiled floor.

**KITCHEN/BREAKFAST ROOM**

5.74m x 5.16m (18'10" x 16'11")

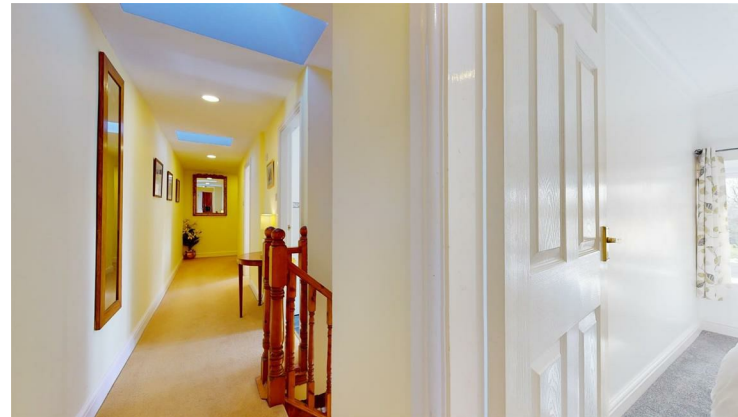


Refurbished with a bespoke range of furniture by a cabinet designer from Mold, it provides a beautifully appointed painted kitchen finished in light grey, solid granite working surfaces to include a large central island which incorporates storage drawers, cabinets, pan drawers and a Samsung oven.

There is an integrated Rangemaster range cooker within a granite surround with concealed extractor hood and lighting, an integrated dishwasher, cabinet and plumbing for washing machine and a recess for an American style fridge freezer with water point. Pantry cupboards. Inset one and a half bowl Franke sink with granite drainer and stainless steel mixer tap. Ceiling downlighters, two double glazed windows to the front and glazed door leading out. Woodgrain-effect floor finish and boxed panel radiator.



FIRST FLOOR



Long landing which extends across the majority of the rear of the house with ceiling downlighters and two Velux rooflights.

BEDROOM ONE

5.61m x 4.65m (18'5" x 15'3")



A large double bedroom with dual aspect and deep sills, the one to the front with a pleasing west aspect whilst the window to the rear has views across towards Clwydian Hills and Moel Famau. Walk-in wardrobe with hanging rails, ceiling downlighters, panel radiator.

BEDROOM TWO

5.16m x 3.07m (16'11" x 10'1")



A range of fitted furniture to one wall comprising two gentleman's robes with drawers beneath, locker storage cupboards over, wide recess for double bed together with matching bedside cabinets, double glazed window to the western elevation with deep sill, downlighters, radiator.

BEDROOM THREE

4.55m x 3.89m (14'11" x 12'9")



Two double glazed windows to the front, downlighters, panel radiator.

BEDROOM FOUR

4.09m x 2.67m (13'5" x 8'9")

ENSUITE SHOWER ROOM

2.11m x 2.03m (6'11" x 6'8")



Refurbished with a luxury white suite comprising large corner cubicle with glazed screen and electric shower, fitted cabinet to one wall incorporating wash basin and WC, downlighters, mirror fronted and electric medicine cabinet, extractor fan and a large towel radiator.



Double glazed window to front, downlighters and radiator.