



The Water Mill

Pwllglas, Ruthin, LL15 2PA

£575,000



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Accommodation Comprises

Brick paved driveway leads up to front door, a double glazed wooden framed door with matching side panels opening into:

Entrance Hallway

A welcoming entrance with slate tiled flooring and exposed timber beams sets the tone for the rest of the home. Glazed side panels allow natural light to flood in. Doors open into the home office, games room and garage, with stairs rising to the first floor.

Office

A practical workspace with high-level internal window bringing in borrowed light from the hall. Fitted with power points, this room is ideal for home working or study.

Entertaining Space with Water Wheel

A wonderfully versatile space currently arranged as an entertaining room with a raised bar area and unique original millstone on display a striking feature of this home's history. The exposed beams create a dramatic atmosphere. Ideal for entertaining, it could also serve as a spacious fourth bedroom if desired.

Stairs Rise to First Floor

Expansive Lounge with Exposed Mill Gearing

Full of character, the lounge features timber flooring, exposed beams, and the dramatic centrepiece of the original mill gearing. With views across surrounding countryside through the feature glass window nook with a further two windows to the front and rear elevations and a charming 'Derby' multi-fuel stove set against a stone wall and slate hearth, with panelled radiators, ceiling and wall light points this space is perfect for cosy evenings. Access to the utility room and kitchen diner is via feature wooden doors with glazed panels.

Kitchen and Dining Area

A beautifully designed and welcoming space, the kitchen/diner offers a perfect blend of rustic charm and modern convenience. Light pours in through windows on three sides, enhancing the sense of space created by the vaulted ceiling with exposed beams. The kitchen is fitted with a stylish selection of country-style base units, topped with solid work surfaces, and comes complete with integrated appliances, including a range-style cooker with extractor hood, dishwasher, fridge, and freezer. There's plenty of room for a generous dining table, making it the ideal setting for both everyday family meals and larger gatherings. Period flooring flows throughout, and a characterful exposed brick wall adds a striking focal point.

French doors provide direct access to the decked terrace while patio doors lead to the rear garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or simply enjoying the peaceful surroundings.

Utility Room

A well-appointed and practical space, the utility room is fitted with wooden worktops and base cupboards, offering useful additional storage and workspace. With void for a tumble dryer and stone tiled flooring. A particular highlight is the arched doorway with decorative inset detailing, adding a unique and characterful touch. The room also provides access to both the rear garden and the ground floor cloakroom, making it a functional yet stylish part of the home.

Cloakroom W.C

Comprising of a low flush W.C and wash hand basin set in a vanity unit with frosted glazed window to the side elevation and stone tiled flooring.

Stairs Rise to Second Floor

Principle Suite

A generous and light-filled double, offering a peaceful retreat with stunning countryside views. Characterful in design, the room features a part sloping ceiling and beautiful timber flooring, with windows to both the front and side elevations, as well as a Velux roof window allowing natural light to flood in. A double panelled radiator provides warmth, and a door leads directly into the en-suite.

En Suite

Recently fitted to a high standard, the en-suite is sleek and contemporary, with fully tiled flooring and walls, and a Velux window for ventilation and light. The suite includes a double walk-in shower with glass screen, modern wash hand basin with vanity shelf, low flush WC, and a recessed shelf, ideal for toiletries and display. Finished with chrome fittings and contemporary downlighting for a clean, stylish look.

Second Bedroom

A spacious double bedroom featuring solid timber flooring, a panelled radiator, and a large window overlooking the rear, capturing far-reaching countryside views. A part sloped ceiling and exposed beam detailing add charm to this restful space.

Third Bedroom

Another well-proportioned double room, also enjoying timber flooring and a panelled radiator. A window to the front elevation frames scenic views, creating a bright and inviting atmosphere perfect for guests or family.

Family Bathroom

A stylish and generously sized family bathroom, newly fitted and finished to a high standard. The room features a modern panelled bath with shower over, wash hand basin, and low flush WC, all set against fully tiled walls and flooring for a sleek, easy-to-maintain finish.

A Velux roof window brings in natural light, while a recessed shelf set into the window sill offers a practical and elegant touch. The room is completed with contemporary downlighting and a built-in storage cupboard, ideal for towels and toiletries.

Double Garage

Rebuilt in 1990 it is equipped with two electric up-and-over doors, the garage houses a modern condensing tank and air source heat pump system, with solar panel inverter, reflecting the home's eco-conscious upgrades.

Outside

Garden

Raised Decking

An inviting wraparound decked terrace offers the perfect spot for alfresco dining, entertaining guests, or simply enjoying the peaceful rural surroundings. Elevated

Tel: 01352 700070

to take full advantage of the open countryside views, the space also features a covered seating area, ideal for year-round use. Steps lead conveniently down to the carport and gated courtyard.

Rear Garden

The rear garden is both private and generously proportioned, mainly laid to lawn and bordered by a variety of mature shrubs and plants, creating a tranquil, enclosed space. A secluded seating area provides a peaceful corner to relax and unwind in the fresh country air.

Front Courtyard & Garden

Approached through double timber gates with additional personal access, the front courtyard offers ample parking for multiple vehicles and leads directly to the carport, garage, and main entrance. The landscaped front garden features decorative planting, a charming water feature, and a striking view of the original waterwheel, beautifully showcasing the home's heritage and kerb appeal.

EPC Rating - C

Council Tax Band - G

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Our Opening Hours

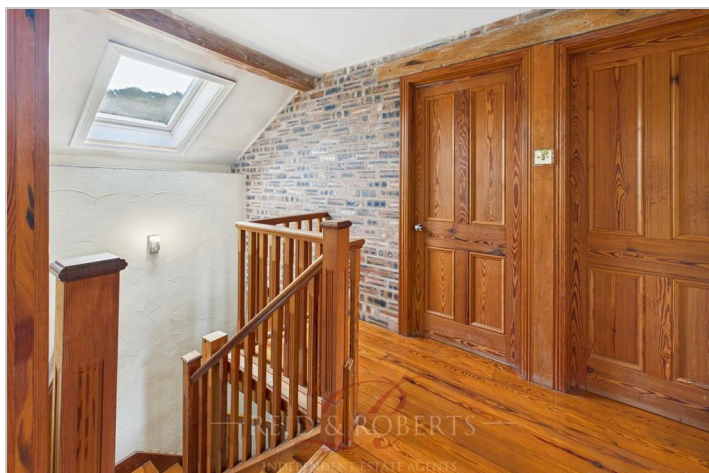
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.



Road Map



Hybrid Map



Terrain Map



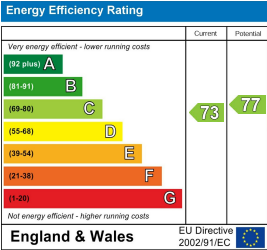
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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