



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors ▪ Auctioneers ▪ Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Bryn Isaf, Pentre Coch, Ruthin, LL15 2YD

- Detached Property, Stables & Land
- Two Stables, Various Outbuildings & Summer House
- Stunning Original Features
- 2 Bathrooms
- Approximately 2 Acres
- Character 3 Bedroom House Dating from 1300's
- 2 Reception Rooms
- Tranquil Rural Location

Set in the peaceful countryside of Pentre Coch on the outskirts of Ruthin, this remarkable period property, dating back to the 1300s, offers a unique blend of historical charm and spacious living accommodation. The residence boasts three well-appointed bedrooms, two charming reception rooms and two bathrooms, making it an ideal family home or a peaceful retreat.

Set within approximately 2 acres of land, this property is perfect for those who appreciate the beauty of nature and the tranquillity of rural living. The grounds include stables and various outbuildings, providing ample opportunities for equestrian pursuits with direct access to quiet country lanes.

The stunning original features include exposed feature wattle and daub walls, numerous exposed timbers to ceilings and walls and deep inglenook fireplace housing a wood burning stove.

Outside, the spacious gardens are stocked with an abundance of mature plants and trees including a large variety of fruit bearing trees and shrubs. The gardens lead through to a large grass paddock ideal for equestrian or smallholding usage and the property in all amounts to approximately 2 acres.

## THE ACCOMMODATION

Comprising of:

### ENTRANCE HALLWAY

Timber flooring, external doors to front and rear, timber staircase to first floor, exposed wattle and daub panels.

### SITTING ROOM

11'6" x 11'6" (3.53 x 3.51)

With French doors giving access to the paved patio and gardens, exposed wattle and daub feature wall, timber block flooring, beamed ceiling, double glazed window to front elevation.

### LIVING ROOM

18'2" x 10'0" (5.56 x 3.07)

Centrally situated deep inglenook fireplace housing a log burning stove on a raised hearth, timber block flooring, feature stained glass window to rear elevation, wealth of original exposed wall and ceiling timbers.

### KITCHEN

15'4" x 11'5" (4.68 x 3.49)

Fitted with a comprehensive range of base and wall storage cupboards, spacious corner larder cupboard, ample working

surfaces, inset one and a half bowl sink unit, oil fired central heating boiler, void for cooking range with extractor hood over, beamed ceiling, external door to front elevation.

### GROUND FLOOR SHOWER ROOM

10'1" x 3'8" (3.09 x 1.13)

Shower cubicle, pedestal wash hand basin, low flush wc, double glazed window to rear.

### FIRST FLOOR LANDING

21'3" x 7'2" (6.50 x 2.20)

Spacious and useful area with double glazed windows and velux window.

### BEDROOM 1

13'1" x 11'8" (3.99 x 3.56)

Double aspect room with windows to front and side elevations, views over the gardens and paddock onto the Vale, beamed ceiling, ornamental fireplace.

### BEDROOM 2

12'2" x 12'0" (3.72 x 3.67)

Dual aspect room with double glazed windows to front and side elevation, beamed ceiling, views.

### BEDROOM 3

12'0" x 11'9" (3.66 x 3.60)

Accessed via double doors and currently used as an office, this room would lend itself to be divided to provide a fourth bedroom. Beamed ceiling, 3 double glazed windows, and leaded window to side.

### BATHROOM

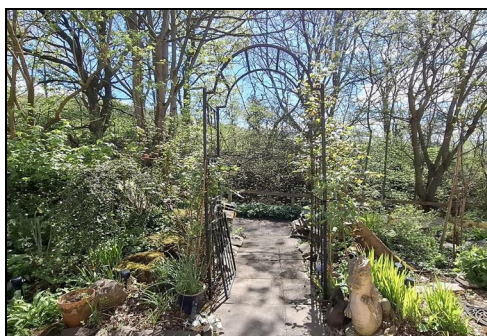
10'1" x 4'3" (3.09 x 1.32)

Velux window and double glazed window to side elevation, corner bath, pedestal wash hand basin, low flush wc, heated towel rail.

### GARDENS, OUTBUILDINGS AND LAND

The property is accessed via a gravel driveway leading to a turning area together with ample off-road parking. The gardens provide a high level of privacy, are generous and comprise of extensive lawns with numerous established mature plants, fruit bearing trees and shrubs and sunny paved patio areas providing a superb area for outdoor entertaining.

Numerous useful outbuildings are situated within the grounds including a small range of stone outbuildings, timber stable block, timber summer house with adjoining wc facilities,



gazebo, greenhouse, polytunnel and numerous ancillary storage sheds.

The paddock is accessed directly from the gardens via a metal gate and comprises of a gently sloping single enclosure laid to grass and the property in all amounts to approximately 2 acres.

#### SERVICES

Mains electricity, private water supply, septic tank drainage, oil fired central heating.

#### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

#### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them.

3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

#### MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

#### COUNCIL TAX BAND F

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	

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	

