

# BOWEN

PROPERTY SINCE 1862



Auction Guide Price £220,000

Bathafarn House, Market Street,  
Ruthin LL15 1AU

🏠 5 Bedrooms

🚿 1 Bathroom

## Bathafarn House, Market Street, Ruthin LL15 1AU



### General Remarks

**For sale by Public Auction at 2.00 pm on 26th June 2025 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.**

A substantial Grade Two Listed mid nineteenth century detached dwelling providing three reception room / five bedroom accommodation in need of complete refurbishment with courtyard garden and garage centrally situated within the Conservation Area close to the centre of this popular market town in the beautiful Vale of Clwyd.



This handsome double fronted Grade Two listed Victorian dwelling provides traditionally planned well-proportioned accommodation extending to approximately 1700 square feet (158 square metres) which is in need of a complete programme of refurbishment and repair. It comprises an entrance hall, three reception rooms and a breakfast kitchen. A turned staircase leads to a central landing off which there are five bedrooms, a box room and a bathroom. The house is gas centrally heated from a modern "Main" gas-fired boiler. Outside there is a walled front garden with access from Mount Street at the side of the adjacent disused Church to a semi-detached garage and courtyard rear garden with brick-built stores and outside WC.

**Location:** The property is situated within a Conservation Area only 150 yards from The Square at the centre of the town. Ruthin is in the County Town of Denbighshire. It is a popular market town set in the beautiful Vale of Clwyd and provides wide-ranging amenities including a choice of Supermarkets, Schools and other social amenities.

**Constructed** of brick with stone mullioned windows beneath a slated roof.

## Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

## Accommodation

### On The Ground Floor:

**Central Hall:** 22' 0" x 7' 9" (6.70m x 2.36m)  
Tessellated tiled floor. Corniced ceiling. Electricity meter cupboard. Radiator.

**Reception Room 1:** 15' 9" x 12' 10" (4.80m x 3.91m)  
into bay window. Ornamental wood fireplace surround. Corniced ceiling. Radiator.

**Reception Room 2:** 11' 10" x 11' 10" (3.60m x 3.60m)  
Gas fire to a tiled fireplace surround. Built-in low level cupboard to one alcove. Corniced ceiling. Fitted book-shelving.

**Rear Reception Room 3:** 12' 0" x 11' 9" (3.65m x 3.58m) (excluding alcoves with fitted shelving).  
Brickette open fireplace. Radiator.

**Breakfast Kitchen:** 16' 10" x 10' 3" (5.13m x 3.12m)  
Fitted white laminate fronted base and wall cabinets. Wall mounted "Main" gas-fired central heating boiler. Radiator.

### On The First Floor:

**Landing:** 21' 3" x 10' 5" (6.47m x 3.17m) maximum.  
Radiator. Corniced ceiling.

**Bedroom 1 (Front):** 13' 4" x 11' 8" (4.06m x 3.55m)  
Corniced ceiling. Radiator.





**Bedroom 2 (Front):** 12' 0" x 11' 11" (3.65m x 3.63m)  
Radiator. Corniced ceiling.

**Bedroom 3 (Rear):** 12' 6" x 7' 10" (3.81m x 2.39m)  
Radiator.

**Bedroom 4 (Mid):** 11' 4" x 8' 3" (3.45m x 2.51m)  
Radiator. Corniced ceiling.

**Bedroom 5 (Rear):** 8' 4" x 8' 1" (2.54m x 2.46m) (to  
the face of a range of wardrobes). Radiator.

**Box Room:** 5' 3" x 3' 11" (1.60m x 1.19m)

**Bathroom:** 9' 6" x 5' 11" (2.89m x 1.80m) Fitted three  
piece white suite comprising a panelled bath with a  
"Mira" electric shower above, low level w.c. and wall  
mounted wash hand basin. Half tiled walls.

**Outside:** Walled front garden with pedestrian gated  
access and side pathway leading to a courtyard-style  
rear garden, off which there is a brick-built Storeroom  
and Outside WC together with personal access door  
to the Garage 16'10" x 11'5" (5.13m x 3.48m) overall  
with Storage Area partitioned off and metal up and  
over door.

**Services:** All mains services are connected subject  
to statutory regulations. The central heating is a  
conventional radiator system effected by the wall  
mounted "Main" gas-fired boiler situated in the  
Kitchen Area.

**Tenure:** Freehold. Vacant Possession on  
Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 51|E.

**Agent's Note:** The CADW Entry concerning the  
Grade Two Listing may be found on their website  
(Reference Number: 87319).

**Method of Sale:** The property will be offered for sale  
by public auction at Lion Quays Hotel, Oswestry on  
26<sup>th</sup> June 2025. A legal pack will be available from the  
Agents by no later than approximately two weeks prior  
to the sale date.

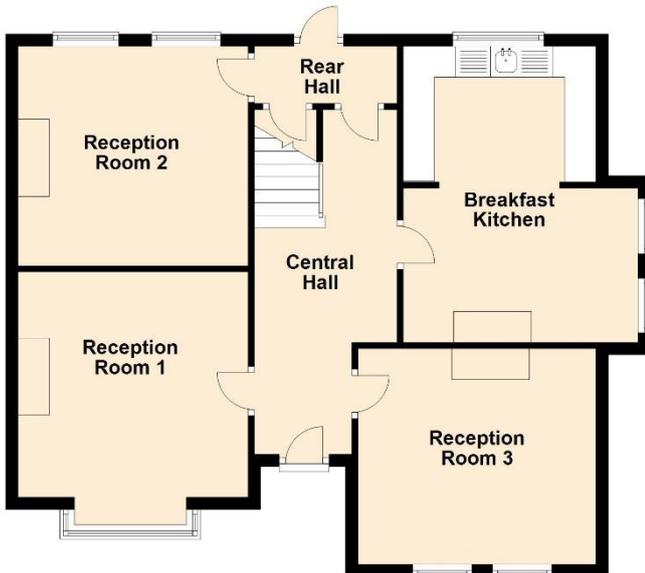
**Buyer's Premium:** Please note that the purchasers  
will be responsible for paying a Buyer's Premium in  
addition to the purchase price set at 3% of the  
eventual sale price inclusive of VAT. For further  
details on fees payable, please consult the legal pack.

**Directions:** For satellite navigation use the post code  
LL15 1AU. From Wrexham proceed on the A525 until  
entering Ruthin. Continue to the first roundabout and  
take the first exit onto Mount Street signposted Town  
Centre & Car Parks. The property will be seen on the  
right just before the pay and display car park where it  
is suggested you park.



## Ground Floor

Approx. 73.0 sq. metres (785.3 sq. feet)



## First Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



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