



## The Lodge Bontuchel, Ruthin, Denbighshire, LL15 2DE

**£410,000**

4 2 2 E

**EPC - E39**

**Council Tax Band - G**

**Tenure - Freehold**

# Bontuchel, Ruthin

## 4 Bedrooms - House - Detached

**NO UPWARD CHAIN-** An extended property set in wonderful countryside, offering tranquil living and located in the hamlet of Bontuchel, approx three miles from Ruthin town centre.. The accommodation offers living room with dining area, snug, kitchen diner, utility room, first floor living room with stunning views or fourth bedroom, three further bedrooms, bathroom and shower room. Viewing is highly recommended. EPC rating E39, Tenure - Freehold, Council Tax Band - G



### Description

Wonderful detached property set within outstanding countryside with wild meadow gardens and ample off street parking. Located in the hamlet of Bontuchel in a sheltered valley of the River Clywedog some 3 miles from the market town of Ruthin. The town provides an excellent range of facilities to include primary and secondary schools and good road links towards Mold, Chester, Wrexham and the motorway network. The accommodation itself is spacious within offering to the ground floor, living room with dining area, snug, fitted kitchen with good sized utility room off and to the first floor three bedrooms and living room/fourth bedroom with super views.

### Accommodation

Glazed door leading into:

### Entrance & Utility

17'10" x 8'9" (5.44 x 2.67)

Worktops with drawers and base units beneath, tall standing larder units, stainless steel Frankie sink, mixer tap, drawer units, plumbing for a washing machine, space for fridge and tall standing freezer. Worcester oil fired central heating boiler, double radiator and two sealed unit double glazed windows to the rear and a sealed unit double glazed door to the rear. Glazed door with glazed panels to each side, cloakroom with low flush W.C with window to the rear elevation.

### Kitchen & Dining Area

20'4" x 8'4" (6.20 x 2.54)

With a shaker style kitchen, with base units beneath and wall units over, extensive granite worktops, drawer units, double Belfast sink with antique pewter style tap, four ring Neff ceramic hob, Neff double oven, serving hatch and sealed unit double glazed window to the rear. To the dining area With double radiator, double glazed Velux roof window above and sealed unit double glazed window to the side overlooking the side garden. Doorway through to the:

### Snug

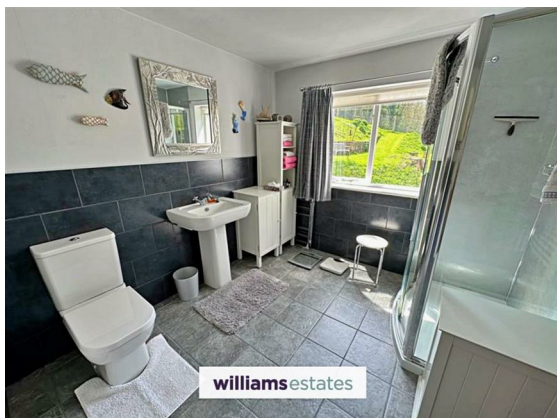
12'6" x 11'6" (3.81 x 3.51)

With exposed beamed ceiling, double radiator and staircase leading off and sealed unit double glazed door which leads into:

### Entrance Porch

With feature leaded glass and paved floor.

From the Snug leading to



### Living Room with Dining Area

29'6" x 13'9" maximum (8.99 x 4.19 maximum)

With an open fire with raised hearth and slate over mantle, three double radiators, inbuilt oak book shelving and a sealed unit double glazed window to the front and further window to the front.

### Stairs to Landing

A long landing with two double glazed Velux windows and radiator.

### Principal Bedroom with dressing area

19'8" x 11'4" (5.99 x 3.45 (6 x 3.46))

With sealed unit double glazed window to the front, double radiator and large dressing area with built in wardrobes.

### Bedroom 2

9'10" x 9'4" (3.00 x 2.84)

With radiator, inbuilt wardrobe, sealed unit double glazed window to the front and leaded glass window to the side

### Bedroom 3

11'10" x 9'6" (3.61 x 2.90)

With recessed storage, radiator and sealed unit double glazed window to the front.

### Bedroom 4/First Floor Sun Room

16'9" x 16'5" (5.11 x 5.00)

With sealed unit double glazed windows to all three elevations, two double radiators and door leading steps to the side garden.

### Shower Room/W.C

11'8" x 8'8" (3.56 x 2.64 (3.55 x 2.65))

With large shower enclosure, pedestal washbasin W.C, heated towel rail, tiling to half level, tiled floor, airing cupboard and sealed unit double glazed window to the side.

### Bathroom

6'7" x 8'10" (2.01 x 2.69)

With free standing claw foot bath, corner shower enclosure with Mira electric shower, pedestal washbasin, tiling to half level, radiator and single glazed window to the rear.

### Separate W.C

8'10" x 2'9" (2.69 x 0.84 (2.7 x 0.85))

With low flush W.C, radiator and window to the rear.

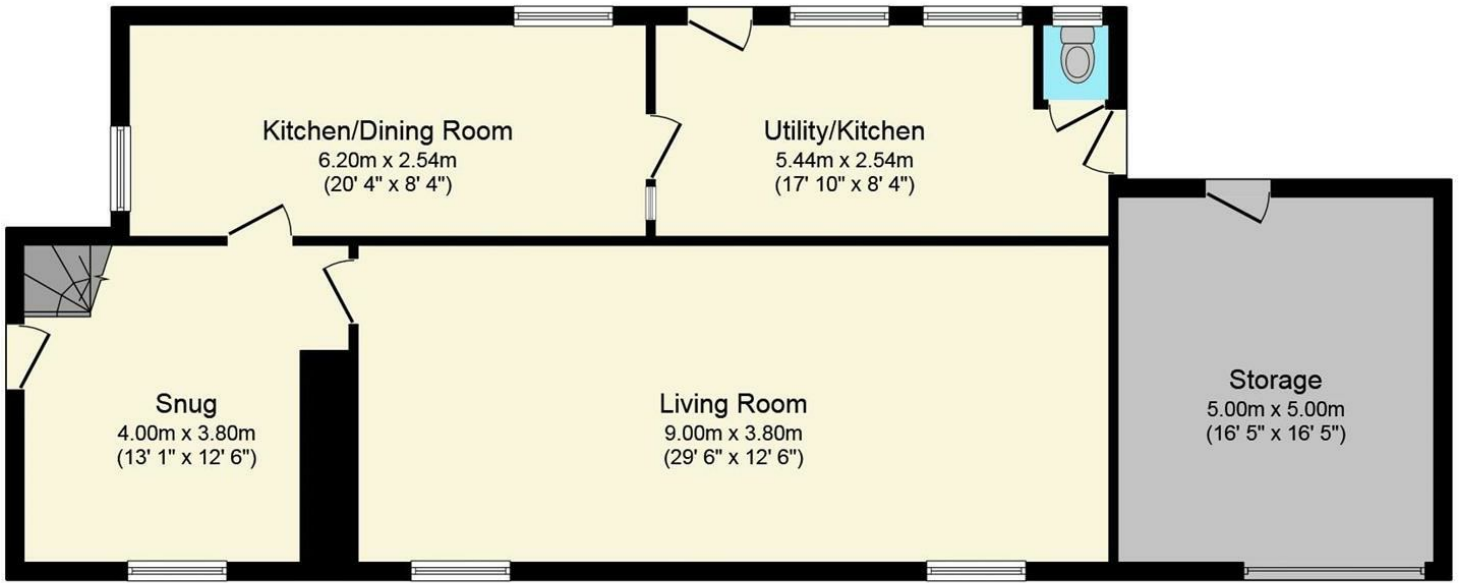
### Outside

Paved parking area with additional parking on the grass verge opposite, bank with mature trees and conifers. The side garden having parking and pathway leading through a tall wrought iron gate to a side patio area with bunded oil tank. Wild meadow bank with flowering spring bulbs. Garden is lawned, apple trees, summer house, various pleasant seating areas. A pond and further flat lawn with space for a greenhouse.

### Directions

From our Ruthin office, proceed up Well Street and down Clwyd Street, at the junction bear left onto Mwrog Street. At the mini roundabout take the second exit onto the B5105 and continue past the church to take the first turn on the right. Continue for about a mile to find the property a few yards from the road on the left.





## Ground Floor

Floor area 97.4 sq.m. (1,049 sq.ft.) approx

Total floor area 97.4 sq.m. (1,049 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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