



Pant Mawr Bontuchel, Ruthin, LL15 2DD

£450,000

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EPC - E51 Council Tax Band - F Tenure - Freehold

Bontuchel, Ruthin

4 Bedrooms - House - Detached

NO ONWARD CHAIN and in need of some modernisation

Set in the picturesque village of Bontuchel in approximately 0.3 acres this split level charming detached and extended Welsh long house is full of traditional character. The property comprises large living room, sun room, dining room, kitchen, utility, W.C and boot room to one level with four spacious bedrooms and two well-appointed bathrooms to the lower level and first floor.

The stone-built exterior adds to the charm of the property blending with the stunning rural surroundings.

One of the standout features of this property is the garden, which is adorned with a variety of fruit trees and boast stunning views of the adjoining countryside, the property offers generous parking space for multiple vehicles and a detached double garage.

Offering peace and tranquillity in a rural setting while still being within reach of local amenities combining space, character, and stunning views, this Welsh long house in Bontuchel is an opportunity not to be missed.

EPC Rating - E51, Tenure - Freehold, Council Tax Band - F



Timber front door leads to:

Entrance Hall

uPVC double glazed window to the side, radiator, stairs lead down to the bedrooms and bathrooms, door opens into

Living Room

23'6" x 13'7" (7.18 x 4.16)

A large cast iron multi fuel stove sitting in a stone fireplace with quarry tiled hearth, two radiators, uPVC double glazed windows to the side elevations, uPVC double glazed sliding patio door leads to the side patio area, door opens into:

Dining Room

26'6" x 12'11" (8.10 x 3.95)

uPVC double glazed windows to either side, radiator, access to roof space, door to:

Office/Sun Room

9'0" x 9'3" (2.75 x 2.83)

uPVC double glazed windows to the side and rear, uPVC double glazed patio door, radiator.

Kitchen

13'11" x 11'8" (4.25 x 3.57)

Fitted with a range of base and wall mounted cupboards and drawers with complimentary working surfaces extended to a breakfast bar area, integrated fridge freezer, built in double electric oven with four ring electric hob and extractor above, 1 1/2 bowl stainless steel sink with drainer and mixer tap, three uPVC double glazed windows, access to loft space, door leading to:

Utility

11'8" x 9'6" (3.57 x 2.92)

Fitted with base and wall units with working surfaces, void and plumbing for washing machine and tumble dryer, 1 1/2 bowl stainless steel sink unit with mixer tap, radiator, access to loft space, uPVC double glazed window, access to:

Boot/Store Room

6'8" x 5'6" (2.05 x 1.68)

Base and wall units with working surfaces, space for tall standing fridge freezer, uPVC double glazed window

Cloakroom

6'9" x 3'7" (2.08 x 1.11)

Wall mounted wash hand basin, W.C, uPVC double glazed window to the front.

Stairs from Entrance Hall Down to:



Inner Hall

Radiator, uPVC double glazed window to the rear, stairs off to first floor and doors leading to

Ground Floor Bedroom Three

14'9" x 11'7" (4.50 x 3.54)

Built in wardrobes with sliding doors, wash hand basin within a vanity unit, two uPVC double glazed windows to the front and side elevations

Ground Floor Bedroom Four

10'2" x 8'5" (3.10 x 2.58)

Radiator, uPVC double glazed window to the side elevation

Bathroom

9'9" x 7'10" (2.99 x 2.41)

A modern suite comprising bath with mixer tap, vanity unit housing a wash hand basin with mixer tap, separate shower enclosure with mixer valve, W.C., part tiled walls, chrome heated towel radiator, uPVC double glazed window to the front elevation.

Landing

uPVC double glazed window to the front with far reaching views across open countryside, doors leading to

First Floor Bedroom One

15'0" x 11'5" restricted height (4.58 x 3.50 restricted height)

Built in wardrobes with sliding doors, two radiators, access to roof space, uPVC double glazed windows to the front and side elevations with extensive views.

Bedroom Two

10'7" x 10'2" (3.23 x 3.10)

Built in cupboard housing the hot water tank and slatted shelving, built in wardrobes with sliding doors, radiator, uPVC double glazed window to the side elevations with fabulous views.

Shower Room

7'4" x 3'9" (2.26 x 1.15)

Wall mounted wash hand basin, W.C, recessed shower enclosure with mixer valve shower, fully tiled walls, uPVC double glazed window to the front elevation

Outside

Access via a 5 bar timber gate to the drive providing extensive parking area for numerous vehicles leads to the double garage.

Paths leads to either side of the property lead to side gardens with lawned and well stocked shrubbery borders, hedging to the boundary, pear and apple trees, a brick built outhouse and patio and stunning views all around

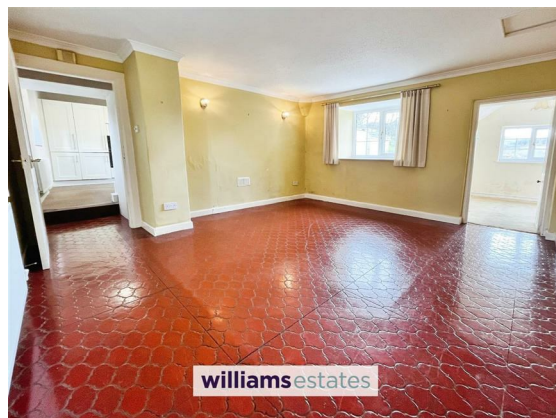
Double Garage

18'8" x 18'0" (5.69 x 5.49)

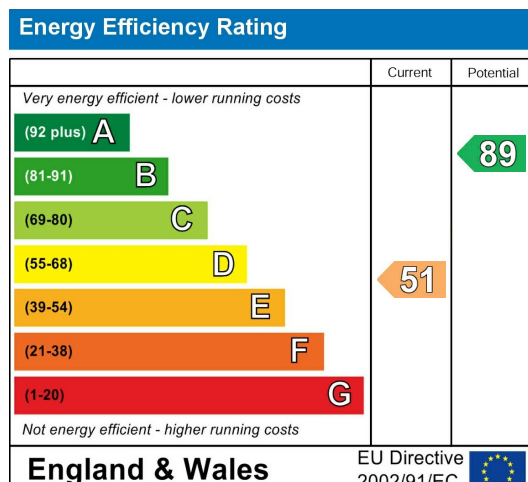
Two up and over doors, power and light, window to the rear.

Directions

Leaving Ruthin in the direction of Clawddnewydd/Cerrigydrudion, turn right after Llanfwrog Church heading for Bontunchel. Continue for approximately two miles and the property can be found on the left hand side by way of our For Sale board



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.