



**Ty Uchaf Ffrithiedd, Pentre Llyn
Cymmer, Cerrigydruddion, Corwen, LL21**

£348,000



EPC - G15 Council Tax Band - E Tenure - Freehold

Ffrithiedd, Pentre Llyn Cymmer, Corwen 3 Bedrooms - House

** No Onward Chain ** If you are looking for peace and tranquility Ty Uchaf is for you, nestled away surrounded by farmland with views across the surrounding countryside.

Just a short walk or drive through the forest will lead you to the Llyn Brenig Reservoir ideal for walking, cycling and fishing. This unique property is nearly 300 years old and was uninhabitable when the existing owners brought it and they have lovingly rebuilt the property using traditional building methods of how it stands today.

The accommodation comprises living room, kitchen, three bedrooms and bathroom. There is a stone and slate barn and separate stone garden store. There maybe contents within and around the barns which will be left for the prospective purchaser.

EPC - G15, Council Tax Band - E, Tenure - Freehold.



The accommodation provides:

Comprising of stone steps leading up to the front door in turn leads into an entrance porch with glazed window to the side, original door leading into:

Living Room

16'3" x 15'5" (4.97 x 4.70)

Spacious room featuring exposed stone walls, feature original oak beam which extends over the inglenook fireplace having seating, log burning stove sat on slate hearth, exposed feature beams, window to the front elevation,

Kitchen

16'6" x 10'5" (5.05 x 3.19)

Original flooring, room for dining table, Aga which heats the house, crafted and fitted for the kitchen matching wall and base units, complimentary working surfaces views to the front and rear elevation, Belfast ceramic sink with water tap, filtered water and hot water, void for fridge, ample wall sockets, original feature beams, exposed stone walls, butter churner, views over the rear garden and fields beyond.

Landing

Providing a handcrafted staircase leading to first floor with doors off to all rooms

Bedroom

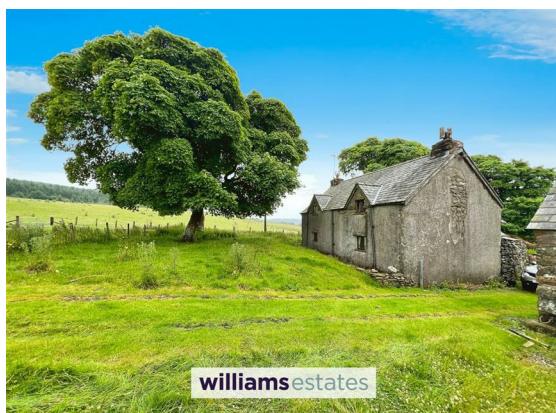
3.40 x 3.09

Exposed wooden flooring, Double bedroom, having fitted storage cupboard, free standing wardrobe, window to the front elevation looking out to fantastic views of the open fields and view beyond.

Bedroom

13'3" x 6'6" (4.04 x 2.0)

Exposed wooden flooring, room for double bed, exposed stone walls, window to the front elevation.



Bedroom

10'9" x 10'0" (3.28 x 3.07)

Exposed wooden flooring, exposed stone work, window to the front elevation looking out over the open countryside, space for a single bed.

Bathroom

11'3" x 6'9" (3.43 x 2.08)

Comprising of a low flush W.C., pedestal wash basin, corner bath tub with shower over, fully tiled front floor to ceiling around bath area, window to the front elevation and a single radiator.

Outside

There is a Right of Way via a 5 bar gate across farmland to the property. The grounds are mainly laid to lawn having stone walls to the boundary and stocked borders. There are far reaching views across open countryside providing peace and tranquility.

Separate to the property are L shaped stone Shippens having a slate roof, roof windows, and a staircase giving access to the first floor. The Shippens are an ideal opportunity to convert to a studio or additional accommodation etc subject to the necessary planning permissions being granted. Currently this building is being used as a wood store.

On the opposite side of the property stands the original wash house which hosts a traditional bread oven.

The property is being sold as seen with all of the handcrafted bespoke furniture fittings being left in the house. In addition several vehicles will be left for the prospective purchaser.



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	15	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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