

## Plas Cwtta Clocaenog, Ruthin, Denbighshire, LL15 2LU

**£575,000**

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**EPC - F31**

**Council Tax Band -**

**Tenure - Freehold**



# , Ruthin

## 3 Bedrooms - House - Detached

An extended and highly appointed three-bedroom detached farmhouse located off a very secluded and no through country lane standing in an elevated setting amidst mature grounds of about 0.5 acre, and an adjoining paddock and parcel of maturing woodland the whole extending to about 3 acres.

Pleasing south and easterly views across the vale some four miles west of Ruthin.

A large and adaptable home also benefitting from detailed planning consent for a very large extension to extend and remodel the existing accommodation to a large five/six bedroom house.

The accommodation affords entrance hall, day lounge, lounge, dining room, large fully fitted kitchen/breakfast room, utility/side porch, large modern conservatory, bedroom one and bathroom, first-floor landing and two double bedrooms. Outside the property is approached off a gated entrance with a wide gravelled hardstanding together with extensive grounds with raised deck and hot tub, a steel-framed workshop together and yard. Adjoining paddock & woodland.

Clocaenog is a small rural village located in a secluded position about 1 mile from the B5105 and 5 miles from Ruthin. There is a primary school to the village centre. Equal distance from the property is the village of Clawddnewydd which has a village shop community village hall and pub, whilst Ruthin provides an extensive range of facilities. Mold is some 16 miles and Chester 30 miles.

EPC rating - F31 - Tenure - Freehold - Council Tax Band -



### Accommodation

Panelled and glazed entrance door leading to a central hall.

### Central Hall

With staircase rising off, terracotta-style ceramic tile flooring which extends into the adjoining breakfast room.

### Day Lounge

12'4" x 11'10" (3.76 x 3.61)

An attractive room with brick and stone-lined chimney breast with raised hearth and a wood burning stove, window to front with views in an easterly direction towards the vale of Clwyd and Clwydian hills, wall light points and panel radiator. Archway to lounge.

### Lounge

10'11" x 11'10" (3.35 x 3.61)

Well lit with modern UPVC double-glazed French doors opening to the west facing gardens, further window to gable, TV point, wall light points and panel radiator.

### Breakfast Room

12'2" x 8'11" (3.71 x 2.74)

High beamed ceiling, window to front, enclosed under stairs cupboard and panel radiator.

### Farmhouse Style Kitchen Diner

18'6" x 12'2" (5.64 x 3.73)

A spacious room fitted with a bespoke range of wall-mounted cupboards and drawers, display cabinet with open shelving, wine rack, slate-effect tile floor, modern double-glazed window to the front and panel door leading out. Heavy beamed ceiling with downlighters and panel radiator.

### Utility Room

10'2" x 5'10" (3.10 x 1.78)

Fitted base and wall units with worktop and inset sink, void and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, high vaulted ceiling with exposed beams, double-glazed window, panel door to front and radiator.

### Conservatory

19'7" x 11'1" (5.99 x 3.40)

Designed to take full advantage of the pleasing aspect over the west facing gardens and land, it has a high pitched polycarbonate roof with modern UPVC double-glazed windows and French doors leading out to the patio. Matching flooring to kitchen, wall light points and electric underfloor heating.

### Bedroom One

12'5" x 11'10" (3.81 x 3.63)

Located off the day lounge, a spacious double room with window affording a westerly aspect over the gardens and panel radiator.





## Bathroom

12'2" x 5'4" (3.71 x 1.65)

Located off the day lounge, luxury white suite to a Victorian style with freestanding slipper bath with roll top and combination shower and tap unit, pedestal wash basin, separate walk-in shower cubicle with high-output shower and freestyle head and low-level WC, painted boarding to dado, ceramic tile floor, two modern double-glazed windows, fan heater and a large chrome towel radiator.

## First Floor Landing

### Bedroom Two

13'1" x 8'9" (4.01 x 2.67)

Double-glazed window with easterly view towards the vale of Clwyd, walk-in open-fronted wardrobe, ornate cast iron fireplace (not in use) and panel radiator.

### Bedroom Three

13'1" x 11'3" (3.99 x 3.45)

With double-door wardrobes providing a combination of hanging rails and shelving and panel radiator.

## Outside

The property is approached over two six-part panelled gates leading to a wide gravelled hardstanding with ample space for parking to the right-hand side of the house and access to both the gardens and fields. To the rear is a wide flagged patio with a sheltered easterly facing lawn together with brick-built store, raised flowerbeds and a further gravelled area to the right-hand side with oil storage tank. The grounds are mainly to the westerly side of the house providing an extensive lawn of about 0.5 acre with wide patios adjoining the conservatory, principal bedroom and day lounge. Raised deck, hot tub and a large timber-framed deck. The four-person hot tub is included in the sale.

## Yard and Outbuilding

Located to one side is a small enclosed hardstanding providing added space for keeping a caravan, boat or farm equipment together with timber framed and galvanised metal barn, with electric light and power installed.

## Land and Woodland

The adjoining field and a parcel of woodland adjoining the western boundary of the property is included in the sale. There is additional land of circa 5 acres which maybe available to purchase subject to negotiation.

## Directions

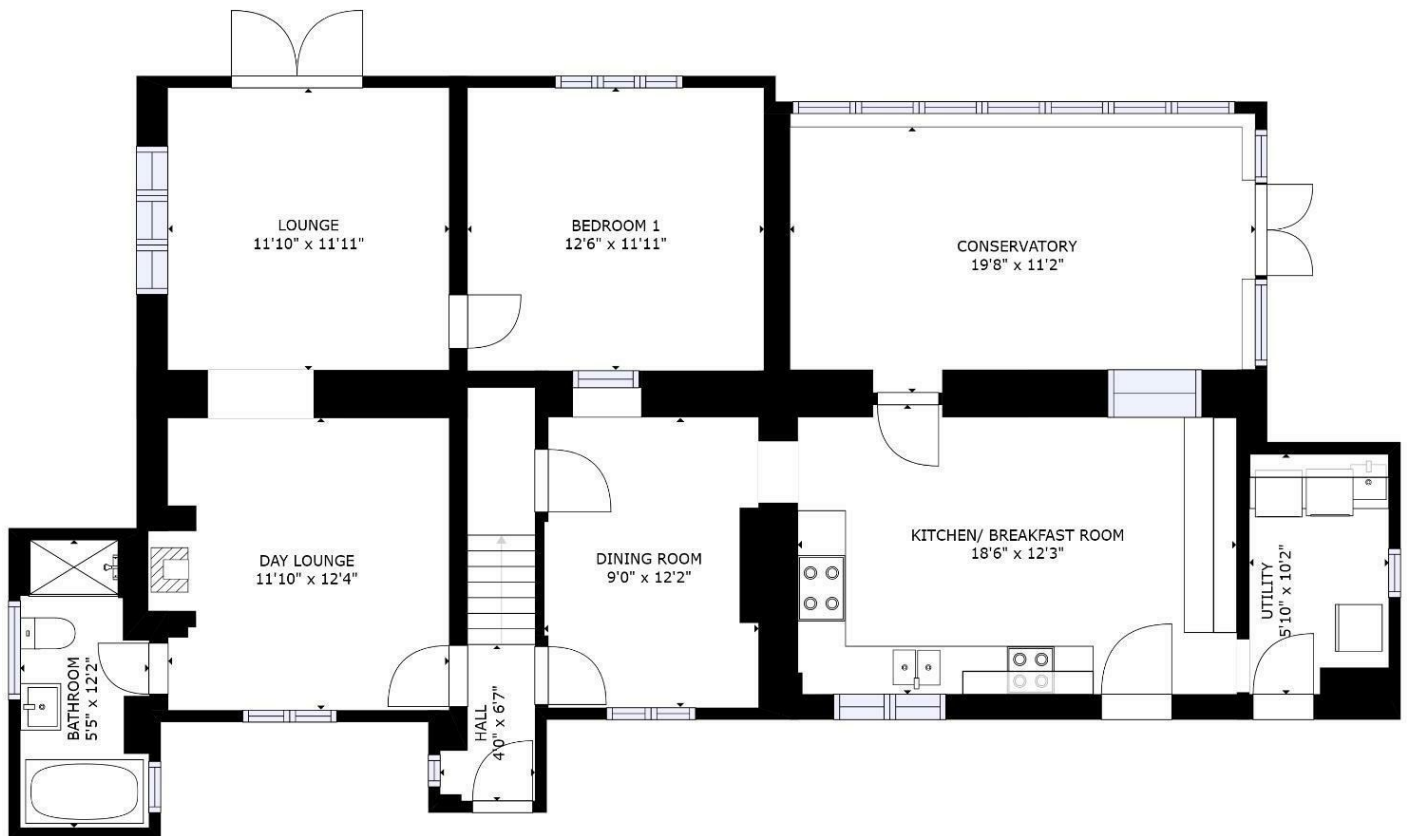
From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left and follow the road directly across the mini roundabout onto the B5109 Cerrigydrudion Road. Continue through Llanfwrog and continue for about 3 miles. On reaching a minor crossroads directly adjoining a white house known as Bryn-y-Ffynnon turn left. Continue for 350 yards and take the first left turning, which is signposted Plas Helyg and Plas Cwtta. Plas Helyg will be found near the head of the lane on the left.

## Note

Please note the lane is in the ownership of Plas Helyg and with a right of way in favour of Plas Cwtta.

Council Tax: We understand the property is currently exempt from Council tax and will be subject to re-assessment by Denbighshire County Council on completion of the sale.





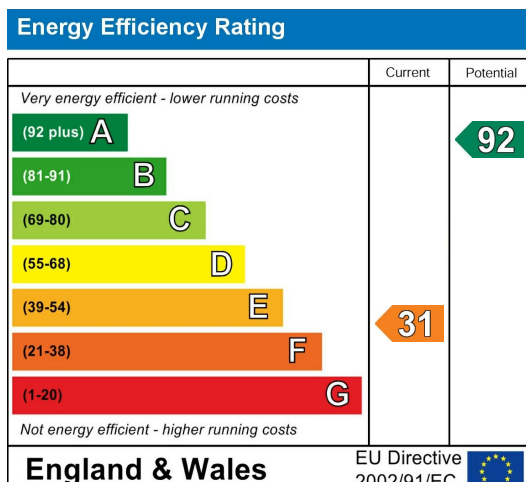
GROSS INTERNAL AREA  
 FLOOR 1: 1048 sq. ft, FLOOR 2: 334 sq. ft  
 EXCLUDED AREAS: , CONSERVATORY: 215 sq. ft  
 REDUCED HEADROOM BELOW 1.5M: 2 sq. ft  
 TOTAL: 1381 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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.