



Tithe Barn Llanfair Dyffryn Clwyd, Ruthin, LL15 2EL

£475,000

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EPC - D60

Council Tax Band - F

Tenure - Freehold

, Ruthin

4 Bedrooms - House

A VERY ATTRACTIVE STONE BUILT ARCHITECT DESIGNED HOUSE standing in a very sheltered courtyard setting in a slightly elevated setting on the southern side of the Vale of Clwyd some four miles south of Ruthin.

Offering versatile accommodation with a large central hall, it affords lounge, study, dining room, kitchen/breakfast room, day lounge/occasional bedroom four with potential en-suite adjoining, first floor landing, principal bedroom with en-suite shower room, two further double bedrooms, bathroom. Gated entrance to a wide gravelled forecourt with delightful landscaped gardens with secluded patios and summerhouse. Inspection highly recommended.

Location - Located between the village of Llanfair D.C and the hamlet of Graigadwynt some four miles south of Ruthin it stands in a very secluded setting in the heart of the Vale of Clwyd being located off a private drive leading up to and beyond Eyarth Hall. The Tithe Barn is one of four farm buildings to a courtyard setting converted some 20 years ago to provide a unique residential setting. The Tithe Barn is mainly stone built having been converted and extended to provide a unique and quite spacious family home.

The property stands in an elevated position with a splendid east facing aspect with extensive panoramic views over the Vale of Clwyd to the Clwydian Mountain Range.
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Reception Hall

12'7" x 10'2" (3.84m x 3.10m)

Double glazed and panelled front door with matching double glazed panels to either side leading into a spacious central reception hall with heavy beamed ceiling and wide turned staircase rising off. Wall light point, panelled radiator.

Lounge

16'7" x 15'1" (5.08m x 4.60m)

An attractive room with a painted brick chimney breast to the gable with a raised hearth and a log effect electric stove, double glazed French windows open to the west facing front elevation, window with deep sill to the rear affording views across towards the Clwydian hills. Heavy beamed ceiling, wall light points, TV point, panelled radiator.

Study

13'1" x 3'6" (4.01m x 1.07m)

Double glazed window with pleasing views towards the Clwydian hills, louvre door to cloaks cupboard with hanging rail and locker storage cupboard over, beamed ceiling, panelled radiator.

Dining Room

15'1" x 12'9" (4.62m x 3.91m)

Heavy beamed ceiling, dual aspect with window to the front overlooking the west facing gardens and a window to the rear overlooking the rear courtyard, adjoining houses but beyond the Clwydian hills. Panelled radiator.

Kitchen/Breakfast Room

16'4" x 11'1" (4.98m x 3.38m)

Fitted with a range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts and contrasting stone effect working surfaces to include a peninsula breakfast bar, it includes a green enamelled oil fired Stanley range providing hot plates, ovens and back boiler providing heating and hot water. Extractor hood and light above, inset single drainer sink with mixer tap, voids and plumbing for washing machine and dishwasher, integrated fridge/freezer, broom cupboard, terracotta style ceramic tile flooring, stable door leading to rear, panelled radiator.

Bedroom Four

12'4" x 10'11" (3.78m x 3.35m)

Presently used as a day lounge, it has a dual aspect with two double glazed windows, coved ceiling, panelled radiator.

En Suite Cloakroom

White suite comprising pedestal wash basin with tiled splash and low level WC, space and drainage connection has been provided to include a shower cubicle if required. Panelled radiator.

First Floor Landing

13'1" x 5'10" (3.99m x 1.80m)

A large central landing with vaulted ceiling, exposed purlins and roof timbers and double glazed Velux rooflight. Fitted cabinet to one wall providing a working surface and extensive drawers, panelled radiator, built in double door airing cupboard with a large pressurised cylinder together with slatted shelving.



Bedroom One

16'9" x 15'3" (5.11m x 4.67m)

A very spacious room with vaulted ceiling together with exposed purlins and rafters, it benefits from a range of fitted wardrobes providing hanging rails and shelving, chest of drawers and dressing table, dual aspect with two double glazed windows, Velux rooflight, panelled radiator.

En Suite Shower Room

6'9" x 5'6" (2.06 x 1.68m)

White suite comprising corner cubicle with high output shower, pedestal wash basin and WC, part tiled walls, exposed roof timbers, Velux rooflight, panelled radiator.

Bedroom Two

10'4" x 9'8" (3.15m x 2.97m)

Double glazed window to front, partially vaulted ceiling with Velux rooflight, exposed wall and ceiling timbers, low level double glazed window, deep bulkhead cupboard, panelled radiator.

Bedroom Three

12'5" x 4'11" (3.81 x 1.52)

Vaulted ceiling with Velux roof light, low level double glazed window, exposed roof and wall timbers, panelled radiator.

Bathroom

8'3" x 6'9" (2.54m x 2.06m)

White suite comprising panelled bath with combination shower and tap unit, pedestal wash basin and WC, part tiled walls, vaulted ceiling with Velux rooflight, exposed roof timbers, extractor fan, panelled radiator.

Outside

The property stands in a secluded position above Eyarth Hall on a no through lane leading to this, adjoining property and farmland. It is approached over a wide splayed entrance with substantial stone walls to either side and a five bar timber gate leading to a wide gravelled hard standing with ample space for turning and parking for three to five cars. The gardens are mainly to the front and south and west elevations providing extensive informal lawns together with flagged patios, pathways and established flower and shrub borders. To the right hand side a pathway extends round to the rear courtyard. To the front right hand side is a timber framed and panelled garden shed, established and well stocked flower and shrub borders together with an upper patio which is designed to take full advantage of the pleasing views across towards the Clwydian hills with a modern summerhouse and garden store. To the left hand side adjoining the driveway is a further lawned area with an enclosed bin store area also housing a bunded oil tank. A pathway leads round to the rear providing access to the kitchen with steps leading down to the rear courtyard which is mainly gravelled for low maintenance.

Directions

From our Ruthin office proceed down Well Street and on reaching the junction with Station Road, bear right. Follow the road out of town for some two miles, whereupon on reaching the village of Llanfair D.C. Turn right directly opposite the White Horse Inn, signposted Pwllglas. Follow the road through the village and down the hill and on reaching the minor crossroads, turn left towards Graigadwywynt. Follow the road over the hump back bridge and continue along the lane for approximately one third of a mile and the entrance to Eyarth Hall. Follow the lane up the hill bearing right and after some 50 yards the drive to the house is the second on the left.

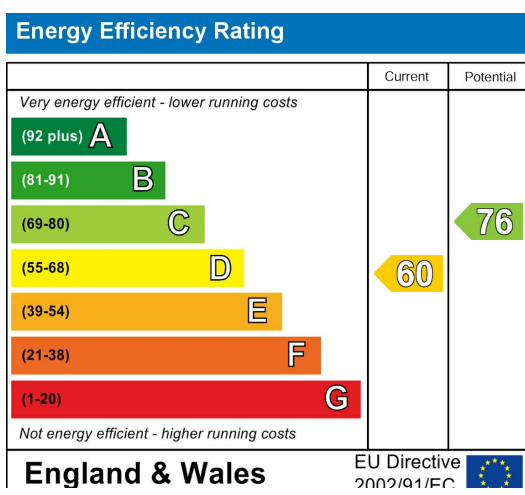




GROSS INTERNAL AREA
FLOOR 1: 1080 sq ft, FLOOR 2: 692 sq ft
TOTAL: 1772 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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.