

williams estates



**Blackmoor, Efenechtyd, Ruthin,
Denbighshire, LL15 2PW**

£650,000

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EPC - E40

Council Tax Band - F Tenure - Freehold

SUMMARY

Discover Blackmoor a charming stone-built farm house nestled in Efenectyd, Ruthin. This delightful property boasts three bedrooms, two reception rooms and bathroom. The spacious kitchen diner, complete with a welcoming porch is perfect for family's and entertaining. Additionally, the property includes a self contained annex.

The annex was used previously as a shippon for the main house. It was converted between 2020 and 2022 into a modern, bright, spacious, and airy, one bedroom ancillary accommodation to the main house, featuring a kitchen, living room, bedroom and en-suite wet room, offering flexible living options for guests or extended family.

Efenctyd offers a tranquil rural setting. This charming hamlet located near Ruthin, is ideal for those seeking a peaceful retreat surrounded by natural beauty but close to local amenities.



Accommodation - Main Farm House
uPVC double front door leading into:

Entrance Hall

Sitting Room

15'1" x 13'1" (4.60 x 4.00)

With open fire, radiator, original beamed ceilings and secondary double glazed window to the front

Living Room

14'9" x 14'7" (4.50 x 4.47)

With original beams, multi fuel stove set on a raised hearth set into an inglenook fireplace, double radiator and window over looking the rear garden

Kitchen

14'11" x 13'10" (4.57 x 4.23)

With worktops having drawer and base units beneath, wall units over, stainless steel sink and drainer sink with mixer tap, tiled splash back, plumbing for a washing machine, electric cooker point, double panelled radiator, secondary double glazed window to the front elevation and a glazed door leading to

Rear Porch

With uPVC double glazed windows, quarry tiled flooring and double glazed door leading onto the rear garden

Stairs to Landing

Stairs from the Entrance Hall leads to a long landing, storage cupboard, window to the rear and double glazed roof window

Bedroom One

15'3" x 13'7" (4.65 x 4.15)

With over stair store cupboard, radiator and secondary double glazed window to the front elevation.

Bedroom Two

14'5" x 9'10" (4.40 x 3.00)

With radiator, walk in cupboard and secondary double glazed window to the front elevation.

Bedroom Three

14'1" x 11'9" (4.30 x 3.60)

With double radiator, walk in cupboard and secondary double glazed window to the front elevation.

Bathroom

16'8" x 6'2" (5.10 x 1.90)

With W.C, wash basin, bath and shower area with Mira Sport shower, radiator and window to the rear





Outside

The property is approached by an attractive stone wall, with pedestrian gate and five bar gate opening onto the tarmacadam driveway leading to courtyard parking and lawned garden to the front elevation. Well maintained hedging. The rear garden is larger than average with a lawned garden, variety of ever green plants and shrubs. Also housing the septic tank

Accommodation - Annex

Cottage door leading onto:

Kitchen

10'5" x 7'10" (3.20 x 2.40)

Having cream coloured shaker style, units, comprising of drawers, base and wall units over, tall larder unit, fridge, freezer, oven, microwave, washing machine, ceramic hob which are all intergrated, extractor hood above ceramic hob, one single bowl, drainer sink with a mixer tap, timber double glazed window looking out to the side elevation, underfloor heating and modern sprinkler system

Living Room

16'0" x 11'10" (4.90 x 3.62)

Having low voltage downlights. a focal point fire, provision for wall mounted TV screen, underfloor heating, full height window with an additional window looking to the front elevation and a door to the front

Bedroom

14'5" x 11'10" (4.40 x 3.62)

Having low voltage downlights, underfloor heating, floor to ceiling double glazed window overlooking the front and built in wardrobes

Wetroom

8'2" x 3'7" (2.50 x 1.10)

Having a shower area, with rain shower and detachable shower head, wash basin in vanity unit, W.C, tiled walls and flooring

Outside

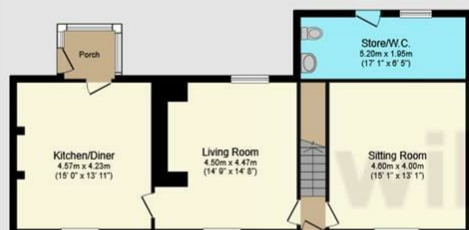
With stone pathway leads around, seating area looking onto the front courtyard between the cottage and the house





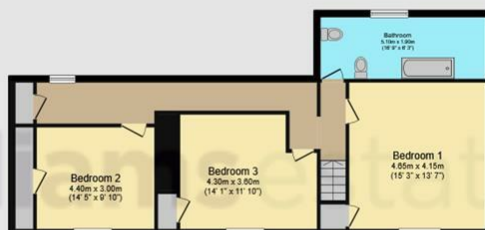






Ground Floor

Floor area 78.1 sq.m. (841 sq.ft.)



First Floor

Floor area 78.6 sq.m. (846 sq.ft.)



Annex

Floor area 43.1 sq.m. (464 sq.ft.)

Total floor area: 199.8 sq.m. (2,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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.

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