



Hunters Lodge Bryn Goodman, Ruthin, LL15 1EL

£875,000

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EPC - B88 Council Tax Band - G Tenure - Freehold

Bryn Goodman, Ruthin

4 Bedrooms - House - Detached

Williams are delighted to offer for sale this four/five bedroom executive home in an exclusive area of Ruthin. The property has recently been extensively refurbished and modernised with outstanding finishes throughout. At the heart of the house is a Harvey Jones kitchen with the latest high specification integrated appliances. The property offers low running costs with double glazing throughout, 26 south facing solar panels and 9KwH battery with SMART heating and lighting.

The master suite has the benefit of a large and well fitted dressing room and ensuite, the remaining bedrooms offer a sense of space with delightful views over the Clwydian hills and the beautiful gardens.

The downstairs accommodation is spacious and flexible with a garden room that makes the most of the large plot, a large living room and additional flexible space that includes a snug area, dining space and reception hall. The accommodation provides flexibility to create a downstairs bedroom in the room currently used as a study.

The fitted family bathroom and shower rooms (one downstairs) offer a sense of luxury.

The large double garage with a room above with presents an excellent opportunity into an annexe or other use subject to the necessary planning consents.



Reception Hall

13'10" x 13'10" (4.23 x 4.22)

Two sash windows to the front elevation, two radiators, attractive tiled floor. Stairs rising to the first floor.

Doors open in to

Kitchen Dining

13'10" x 34'1" into bay (4.229 x 10.4 into bay)

Highly appointed Harvey Jones kitchen fitted with a selection of base and tall units with deep pan drawers with quartz working surfaces with matching splash backs and window sill, inset steel Clearwater sink and drainer with Quooker boiling water tap, integrated Siemens dishwasher, two integrated Neff electric ovens, space for large fridge freezer, a matching central island features a range of drawers with a Bora Pura venting induction hob

A large picture window at the rear elevation takes full advantage of the rear garden.

The dining space has room for a large table and chairs with sash bay window overlooking the front garden, three vertical radiators, hard flooring.

Opening leads to the Snug.

Utility

16'7" x 10'1" (5.06 x 3.08)

Fitted with a range of base and wall mounted cupboards and drawers, solid oak work surfaces, void and plumbing for automatic washing machine and tumble dryer, stainless steel sink and drainer with mixer tap and tiled splash backs, heated towel radiator, cupboard housing the central heating boiler, space for a tall standing fridge freezer, walk-in pantry cupboard with shelving, tiled floor, uPVC double glazed window and door to the rear.

Office/Bedroom Five

12'4" x 9'9" (3.77 x 2.98)

Radiator, sash window to the front elevation.

Inner Hall

Leading from the Snug through to the entrance hall, understairs storage cupboard, door opens into

Ground Floor Shower Room

7'3" x 6'2" (2.23 x 1.89)

Large shower enclosure with Hans Grohe rainfall shower with twin heads, vanity unit housing the wash hand basin, W.C., heated towel radiator, fully tiled walls and floor.

Snug

10'4" x 8'11" (3.17 x 2.73)

Accessed from the Kitchen and inner hall, hard flooring, radiator, large uPVC double glazed window overlooking the rear garden, double doors to:

Garden Room

15'2" x 9'1" (4.63 x 2.78)

Guardian warm roof with glass section, double glazed window to the side, tiled floor, radiator, sliding doors to the rear garden, double doors open to the living room.

Living Room

25'0" x 14'0" (7.63 x 4.27)

Feature fireplace, large sash bay window overlooking the front garden, four radiators, door leads back to entrance hall



Landing

Airing cupboard housing the water tank, Eddi solar water controls and shelving, access to the roof space, radiator, three sash windows overlooking the rear garden, doors off to

Bedroom One

13'10" x 12'5" (4.24 x 3.81)

Wood panelling to one wall, two sash windows to the front elevation with fabulous views towards the Clwydian range, radiator, opening through to

Walk in Dressing Room

Fitted Hammond wardrobes, radiator, sash window with obscure glass to the lower section to the front elevation, loft access.

Ensuite

9'2" x 9'1" (2.80 x 2.77)

Large walk-in shower with glass screen and Hans Grohe rain shower and twin heads, recessed shelf, wall mounted wash hand basin set within vanity unit, W.C., laminate wood effect floor, tiled walls, heated towel rail, sash window with obscure glass to the lower section to the rear elevation

Bedroom Two

14'7" x 10'1" min (4.47 x 3.09 min)

Fitted Hammond wardrobes and dressing table, radiator, two sash windows to the front elevation benefitting from extensive views of the Clwydian range.

Bedroom Three

12'9" x 12'6" (3.90 x 3.82)

Fitted Hammond wardrobes, fitted with floor to ceiling shelving to alcove, radiator, sash window to the front elevation benefitting from extensive views of the Clwydian range.

Bedroom Four

10'8" x 7'9" (3.27 x 2.37)

Sash window to the rear elevation, radiator.

Bathroom

10'4" max x 7'6" (3.15 max x 2.29m)

Fitted with a large double ended free standing bath with claw feet, wall mounted tap with shower head attachment, recessed tiled shelf, pedestal wash hand basin, W.C., wood effect laminate floor, fully tiled walls, heated towel rail, sash window to the rear elevation with obscure glass to the lower section

Garage

19'3" x 17'2" (5.88 x 5.24)

Accessed via a remote controlled Hormann electric door to the front and uPVC double glazed pedestrian door to the rear garden

Fitted with a range of base and wall cupboards with butler sink, power and light, stairs rise off to

Garage Loft Room

18'4" x 17'0" (5.60 x 5.20)

Restricted height, exposed beams, uPVC double glazed window to the side, radiator.

There is potential to convert the garage to a self contained annexe/office subject to necessary planning permissions being granted.

We have detailed architect drawings which are available for inspection.

Outside

A large tarmac drive leads to the front and side of the property providing parking for multiple vehicles including an EV charger, the front features a large lawned area with well stocked and beautifully kept borders, double timber gates provide access to the expansive and immaculately kept rear garden with a large lawned area, Indian stone patio areas, a productive vegetable patch, well stocked and kept planted borders, an external tap and power socket and a timber built garden shed

Directions

From the Ruthin office continue down Well Street and onto Rhos Street, continue up and take the turning for Ruthin School before the pelican lights and continue over the speed bumps onto Bryn Goodman and the property can be found on the left hand side by way of our For Sale board





Ground Floor

Floor area 174.1 m² (1,874 sq.ft.)



First Floor

Floor area 129.2 m² (1,391 sq.ft.)

TOTAL: 303.4 m² (3,265 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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