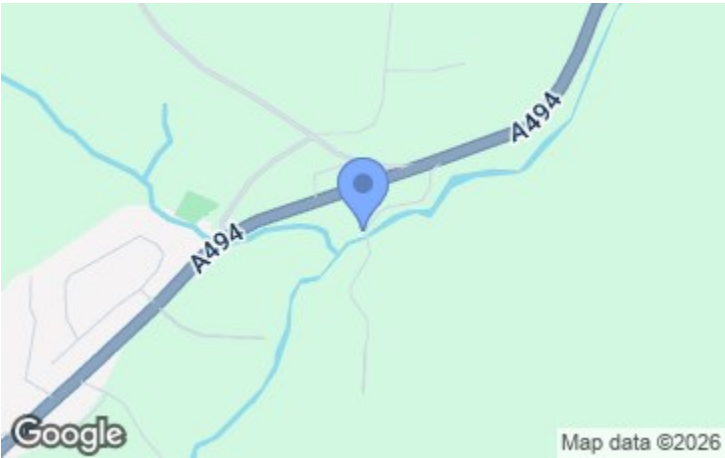


The Watermill Pwllglas, Ruthin, LL15 2PA



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The Watermill
Pwllglas, Ruthin,
LL15 2PA
Price
£525,000

The Old Watermill represents a rare opportunity to acquire a substantial historic property in an exceptionally peaceful rural setting, combining the character and architectural interest of a former working mill with the space and versatility of a modern family home, combining modern amenity with recently installed air-source heating, solar panels and dry lining to the majority.

It is set in a secluded riverside setting on a no-through lane close to the River Clwyd and only a short walk to the village centre. The conversion retained many of the original mill features, combined with generous accommodation, private gardens with integral double garage and gated drive, and is within 2 miles of Ruthin.

It is a particularly special property, offering a lifestyle that would be difficult to replicate.

A fascinating piece of local history, sympathetically transformed into a highly individual and spacious family home.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

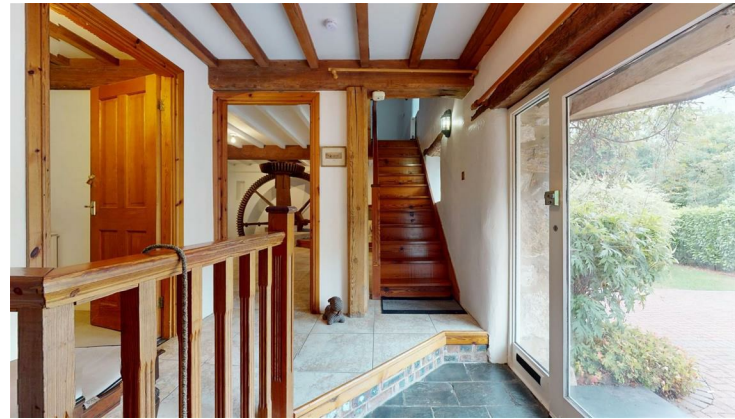
PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



Approached through a gated entrance, a large paved parking area provides ample space for several vehicles, together with access to the integral double garages and side carport.



The ground floor entrance hall leads into a particularly impressive family room/day lounge, where original mill gearing forms a striking feature alongside modern stone flooring. Also on this level is a study, which could provide occasional bedroom accommodation, together with access to the integral garage.



The first floor provides the principal living space, dominated by a magnificent open-plan lounge, featuring a fireplace with stove, hardwood flooring, exposed beams and further sections of the original mill drive shaft and gearing.

Originally known as Felin Einion (Einion Mill), the watermill is believed to have served the village from as early as 1668, grinding locally produced grain for the surrounding community. It continued operating into the 20th century before being sympathetically converted into a substantial and impressive three-storey stone residence.

The conversion has retained a remarkable number of features from the building's former use, most notably the impressive mill gearing and vertical drive shaft, which would originally have been connected to the external water wheel. Remnants of the wheel can still be seen within the gable wall adjoining the former mill race, providing a fascinating and tangible link with the property's industrial and agricultural past.



The Property



An enclosed inner hall, with cloakroom, opens directly onto the property's exceptionally private west-facing gardens.



Also on this floor is a substantial kitchen/dining room, incorporating a bay window and French doors opening onto a west-facing deck. From here there are far-reaching views across the surrounding farmland and the River Clwyd. A further patio door provides additional access to the outside.



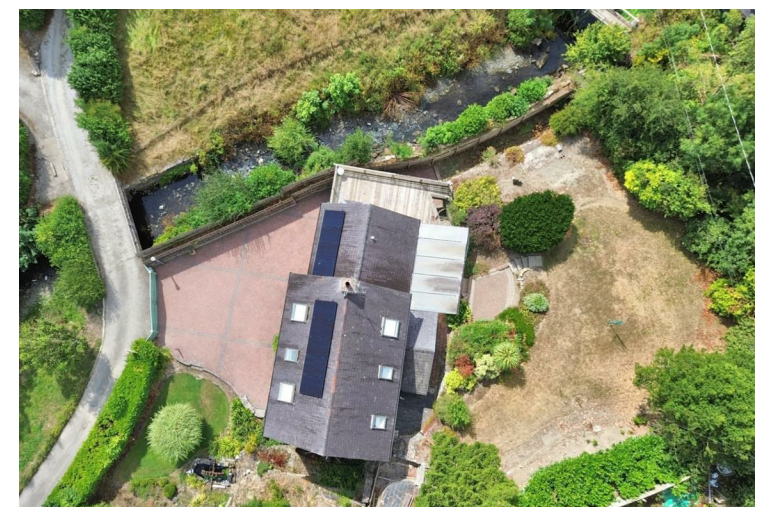
An impressive staircase rises to the third floor, where there is

a large principal bedroom with en-suite shower room, two further bedrooms and a family bathroom.



Outside. Approached over a wide gated entrance with an extensive brick paved drive providing space for several cars and access to the integral double garage.

The grounds lie predominantly to the western side of the property and provide a wonderfully private and sheltered setting, with a paved patio, extensive informal lawns and mature borders, and a wide timber decked area which extends to the front of the kitchen/dining room to create beautiful views along the valley and wooded countryside.



A particularly attractive feature is the small pond adjoining

the former wheel, which has been recreated from the original mill race and incorporates a Pelton wheel, further enhancing the property's unique character and connection with its former water-powered use.



Very recently an air-source heating system has been installed with new radiators, the majority dry lined to greatly increase its heat retention and photovoltaic panels reducing energy costs to a minimum.

TENURE
Freehold

ANTI-MONEY LAUNDERING REGULATIONS
Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

COUNCIL TAX
Denbighshire County Council. Council tax -

EXTRA SERVICES - REFERRALS
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT
The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

DIRECTIONS
From Ruthin take the A494 Corwen Road and continue for some 2 miles to Pwllglas. Just before the 40 mph sign and before the start of the built-up area, bear left onto a minor lane which leads down hill and around for some 125 yards and the mill will be found on the right.

VIEWING
BY appointment only.