



Total area approx. 1062 sq metres (10958 sq feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) 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		77	
	EU Directive 2002/91/EC		
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		39	
	EU Directive 2002/91/EC		



Briar Lea
Gellifor, Ruthin, Denbighshire
LL15 1SF

**Offers In The Region Of
£500,000**

A LARGE 4 BEDROOM DETACHED HOUSE AND FORMER COACH HOUSE LOCATED NEAR THE CENTRE OF THIS HIGHLY REGARDED RURAL VILLAGE SET IN THE HEART OF THE VALE ALMOST EQUIDISTANT BETWEEN RUTHIN AND DENBIGH.

Briar Lea is an attractive and well proportioned 4 bedroom detached house with former coach house set within mature grounds of about 0.4 acre. It offers an ideal family home with bespoke kitchen, luxury bathroom and 3 receptions rooms.

Set well back from the road with a long private drive and mature gardens to the front extending to one side and to the rear, it has potential for modernisation and a possible building plot within the gardens subject to usual consent being obtained.

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.



LOCATION



The property stands in an enviable position in the centre of this popular rural village in the heart of The vale. It is almost equidistant between Ruthin and Denbigh in an area noted for its scenic beauty with close access to The Clwydian Hills.

THE HOUSE AFFORDS

FRONT ENTRANCE

Composite and wood grain effect double glazed door with light above leading to entrance hall.

ENTRANCE HALL

3.99m x 1.75m (13'1" x 5'9")

Wide staircase with pitch pine newel and balustrade leading to first floor, enclosed understairs cupboard, panelled radiator.

LOUNGE

5.05m x 3.99m (16'7" x 13'1")



An attractive room with deep splay bay window to front with single glazed windows, recessed fireplace with raised hearth and a large contemporary multifuel stove, moulded coved ceiling, panelled radiator. Archway off leading to dining room.

DINING ROOM

3.56m x 3.05m (11'8" x 10')



Double glazed French doors leading to side patio and garden, ceiling downlighters, pine boarded floor, fitted shelving to recess, panelled radiator. Archway to adjoining kitchen.

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

Believed to be freehold.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

EXTRA SERVICES

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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

DAY LOUNGE

3.96m x 3.96m (13' x 13')



Approached from the entrance hall via two Georgian style glazed doors with matching panels to either side, it has a wide single glazed window to the front elevation and further to gable, moulded coved ceiling and picture rail, panelled radiator.

KITCHEN/BREAKFAST ROOM

5.64m x 3.51m (18'6" x 11'6")



The kitchen has been refurbished with a bespoke range of furnishings finished in maple with panelled door and drawer fronts and contrasting solid granite working surfaces to include a large central dais incorporating breakfast bar, cupboards and drawers and a deep recess for a wine cooling fridge. Integrated Miele microwave oven and a Circo-therm oven, Neff dishwasher, Siemens four ring ceramic hob with a

large matching extractor hood and light above. Deep cupboard housing the oil fired boiler with pressurised Megafluo cylinder to one side. Two glazed display cabinets, traditional and original pine panelled cupboard with shelving, further outbuilt pantry cupboard with drawers. Attractive tiled splashbacks, ceramic tiled flooring, downlighters, panelled radiator. Pine panelled door leading to side hall.



SIDE HALL

Fitted cupboard, plumbing for washing machine, part tiled walls, double glazed window to side, panelled radiator.

CLOAKROOM

White suite comprising pedestal wash basin and WC, panelled radiator.

FIRST FLOOR LANDING

Window to side, access to roof void, panelled radiator.

BEDROOM ONE

5.03m x 3.96m (16'6" x 13')



A spacious room with a deep splay window with a predominately westerly aspect across the village and the vale, two built in double door wardrobes with locker storage cupboards over, pine boarded floor, low level radiator.

BEDROOM TWO

4.75m x 3.91m (15'7" x 12'10")



Double glazed window to front and one side, pine flooring, radiator.

BEDROOM THREE

3.56m x 3.07m (11'8" x 10'1")



Two double glazed windows, panelled radiator.

BEDROOM FOUR

2.64m x 1.96m (8'8" x 6'5")

Window to side, panelled radiator.

BATHROOM

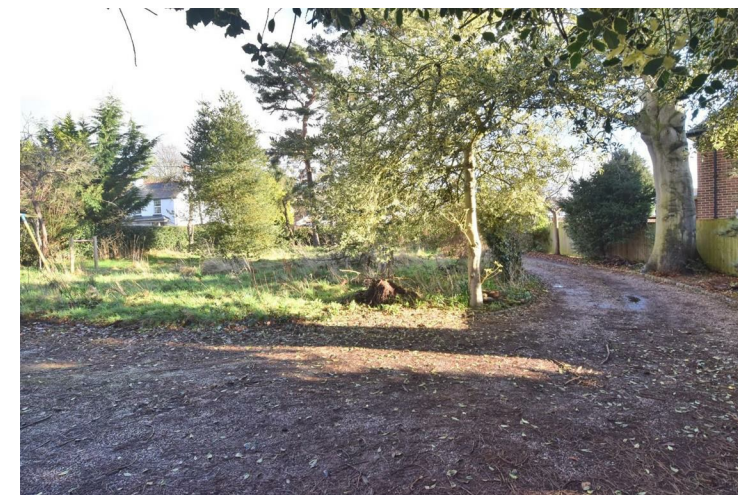
2.57m x 2.13m (8'5" x 7')

Luxury suite comprising jacuzzi style spa bath with shower attachment, large walk in shower with glazed screen, floor level tray, high output shower with monsoon style head, wall mounted vanity with drawers and low level WC. Attractive stone effect floor and wall tiling, ceiling downlighters, chrome towel radiator.

OUTSIDE



The house is approached over a long private drive from the southern and original entrance to Briar Lea. There is a large informal garden adjoining with a number of mature fir trees. There is access to the western side of the house extending to the rear with enclosed patio area, ornamental pond and access to:



COACH HOUSE

4.67m x 4.06m (15'4" x 13'4")



Large timber panelled doors leading in, electric light and power installed, internal staircase leading to a raised loft area.

TREE PRESERVATION ORDER

Please note a number of the trees are subject to a tree preservation order.

DIRECTIONS

From the Agent's Ruthin Office take the A525 Denbigh Road and on entering the village of Rhewl take the first right turning signposted for Gellifor and Llandyrnog. Continue through the village to the 'T' junction with the A5104 and turn left. Follow the road through the 'S' bends and continue straight ahead into Gellifor village. On reaching the fork in the road bear right and continue for 150 meters and the property is on the left.