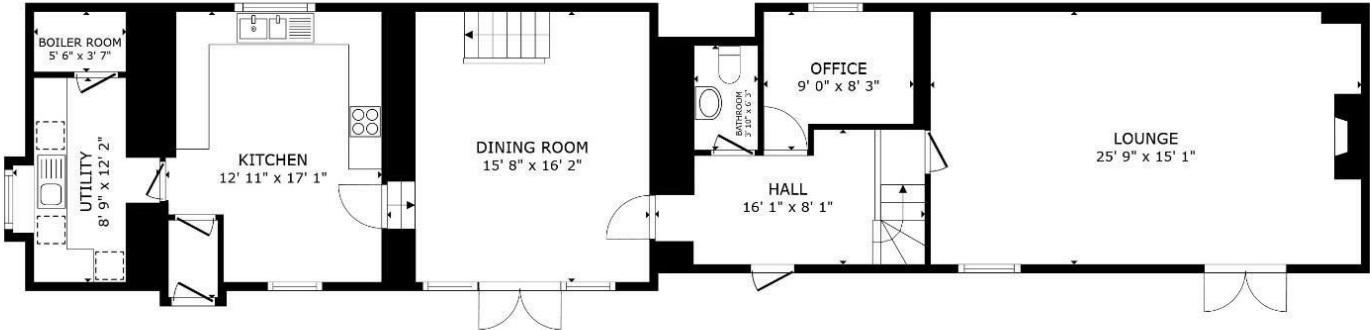




GROSS INTERNAL AREA
FLOOR 1 1,229 sq.ft. FLOOR 2 684 sq.ft.
TOTAL : 1,912 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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	

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Llys Y Wennol
Pentre Celyn, Ruthin,
LL15 2HR

Price
£550,000

NO ONWARD CHAIN

A Beautifully Converted Detached Period Barn in an Idyllic Rural Setting

Enjoying a secluded and sheltered position amidst mature, private gardens and a small enclosure, the whole about 0.7 acre, this delightful three-bedroom detached period barn has been sympathetically converted to create a distinctive and welcoming home. Combining timeless character with modern comforts, it occupies a superb rural setting approximately 0.5 mile south of Graigfechan and just 4.5 miles from the historic market town of Ruthin, commanding delightful views across the Vale.

NO ONWARD CHAIN

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

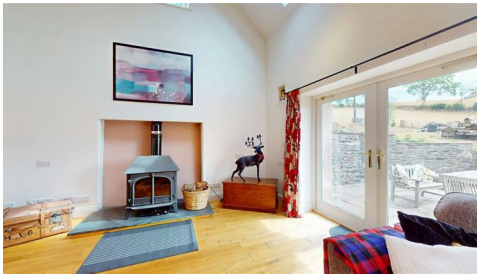
Located about 0.5 miles from the village of Graigfechan and hamlet of Pentrecelyn it is about 4.5 miles south of the market town of Ruthin and with easy reach of Llandegla with good road links towards Chester and Wrexham.

A rare opportunity to acquire an individual country home of considerable character, offering privacy, generous accommodation, outstanding outbuildings and beautiful rural surroundings, all within easy reach of Ruthin and the wider Vale of Clwyd

Converted during the early 2000s, the property has been thoughtfully designed to preserve its original charm whilst offering spacious, light-filled accommodation. Character features include impressive vaulted ceilings, exposed A-frame trusses, beautiful stone archways, oak flooring and large windows that flood the principal rooms which are mainly south facing with natural light. In addition to modern amenity the lounge benefits from under-floor heating.



The accommodation is centred around an inviting reception hall with oak flooring, leading to a study and cloakroom with WC. A short flight of stairs rises to the magnificent living room, where the dramatic vaulted ceiling, exposed timber trusses, wood-burning stove and extensive glazing create a truly impressive living space. French doors open directly onto a generous paved terrace, perfectly positioned for outdoor entertaining and relaxation.



The elegant dining room features a striking arched stone window overlooking the front gardens, oak flooring and a staircase leading to the first floor.



Adjoining is a stylish fitted kitchen/breakfast room, with space for range cooker, upstand and stainless steel extractor fan, integrated dishwasher & fridge and ample stone effect worktops.



A practical utility room with boiler cupboard and an enclosed entrance porch complete the ground floor accommodation.



The first floor offers a spacious galleried landing leading to an impressive principal bedroom with walk-in wardrobe and contemporary en-suite shower room. The second double bedroom benefits from fitted wardrobes, extensive concealed storage and a cloakroom with w.c., whilst the third bedroom is served by a modern family bathroom.



Approached via a sweeping private driveway, the property provides extensive parking together with an excellent detached outbuilding incorporating a double garage, substantial workshop and additional store room, offering exceptional versatility for hobbies, storage or home-based business use.



The mature gardens have been carefully landscaped to provide year-round interest, with attractive paved seating areas which enjoy a sunny aspect from dawn until late evening, ornamental ponds, established flower beds and mature shrubs creating a peaceful and private environment.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and on reaching the junction with Station Road bear right and follow the road out of town for some 2 miles. On entering the village of Llanfair DC continue past the White Horse Inn and take the left turning signposted Graigfechan. Follow the country lane to the staggered crossroads and turn right and continue on the B5429 into Graigfechan. Follow the road through the village centre and take the left fork which leads out of the village towards Llandegla. Continue for about 0.5 mile and in the dip in the road just after a small bridge and the house is on the left just after the minor crossroads.

COUNCIL TAX

Denbigh County Council Tax Band -

TENURE

Freehold

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification



Beyond, the gardens rise to a generous upper area enjoying panoramic easterly views across neighbouring farmland and westerly views over the Vale. This elevated position would be ideal for a garden studio, home office or hobby room and also benefits from gated access onto the adjoining quiet country lane.

Further enhancing the property's appeal, the sale includes a separate parcel of land situated on the opposite side of the minor lane to the rear. Sheltered by a wooded dell, this attractive area offers additional amenity space and further potential to enjoy the surrounding countryside.

ROOM MEASUREMENTS

Hall 16'1 x 8'1 Lounge 25'9 x 15'1 Study 9' x 8'3 Dining Room 16'2 x 15'8 Kitchen/Breakfast Room 17'1 x 12'11 Utility 12'2 x 8'9

Bedroom 1 12'10 x 11'8 En-Suite 7'9 x 3'10 Bedroom 2 14'3 x 10'9 Bedroom 3 14'2 x 8'4 Bathroom 7'7 x 5'4

GARAGE & WORKSHOPS



Double Garage 19' x 17'6
Workshop 16'6 x 15'1
Workshop/Stores 16'7 x 11' All with electric light & power. plus open front garden store room to one side.