



Pen Y Graig Bontuchel, Ruthin, Denbighshire, LL15 2BP

£475,000

 4  1  2  F

EPC - F28 Council Tax Band - F Tenure - Freehold

Bontuchel, Ruthin

4 Bedrooms - House - Detached

Nestled in the tranquil countryside of Bontuchel, Ruthin and surrounded by 3 acres of ancient woodland is this charming detached house offering a unique opportunity for those seeking a peaceful retreat surrounded by nature. With four spacious bedrooms, this property is perfect for families or those looking for extra space.

The house, built from beautiful stone, exudes character and charm, providing a warm and inviting atmosphere. While it is in need of some modernisation, this presents a wonderful chance for new owners to put their personal touch on the home and create their dream living space.

The property is enveloped by lush woodland, offering a serene environment that is ideal for nature lovers and those who appreciate the beauty of the great outdoors. The estate is bordered on one side by the River Clywedog, adding to the picturesque setting and providing a soothing backdrop to daily life. There are picturesque woodland walks in all directions including the well-known Lady Bagot's Drive which runs for two miles along a beautiful gorge to the village of Rhewl.

This home is not just a property; it is a lifestyle choice, offering a peaceful haven away from the hustle and bustle of city life. If you are looking for a place to unwind and enjoy the beauty of the countryside, this house in Bontuchel could be the perfect fit for you.

EPC Rating - TBC, Tenure - Freehold, Council Tax Band - F



Accommodation

Timber front door opens into

Entrance Porch

6'1" x 7'2" (1.87 x 2.2)

Tiled floor, large built in storage cupboard, uPVC double glazed window to the front elevation, doors lead to

Downstairs Cloakroom

Continuation of tiled floor, wall mounted wash basin, W.C., uPVC double glazed window to the front elevation

Utility/Shower Room

6'1" x 7'2" (1.87 x 2.2)

Continuation of tiled floor, shower cubicle with mixer shower, base and larder units with work surface providing space and provision for washing machine and tumble dryer, one and half bowl stainless steel sink with mixer tap, uPVC double glazed window to the side elevation



Farmhouse Kitchen

17'4" x 11'9" (5.30 x 3.59)

Fitted with base and wall units and work surfaces, Rayburn and space for a freestanding electric oven, space and provision for dishwasher, space for tall standing fridge freezer, room for a large dining table, dual aspect uPVC double glazed windows to the side elevations

Living Room

18'10" x 15'1" (5.76 x 4.6)

A bright and spacious room with floor to ceiling uPVC double glazed bay window to the rear elevation taking advantage of the countryside views, open fire with tiled hearth and surround, open beams to the ceiling, door leads through to

Dining Room

11'5" x 15'1" (3.5 x 4.6)

Radiator, large uPVC double glazed window to the rear elevation overlooking the adjoining countryside, stairs rising off to the first floor



Landing

uPVC double glazed window to the side elevation, built in storage cupboard, doors off to

Bedroom One

17'6" x 12'1" (5.34 x 3.7)

Built in double wardrobe, wash basin, radiator, door providing access to rear garden, uPVC double glazed window to the side elevation

Bedroom Two

15'0" x 9'10" (4.58 x 3.00)

Radiator, uPVC double glazed window to the rear elevation

Bedroom Three

15'1" x 8'2" (4.6 x 2.5)

Radiator, uPVC double glazed window to the rear elevation

Bedroom Four

10'4" x 6'4" (3.15 x 1.94)

Radiator, uPVC double glazed window to the rear elevation

Shower Room

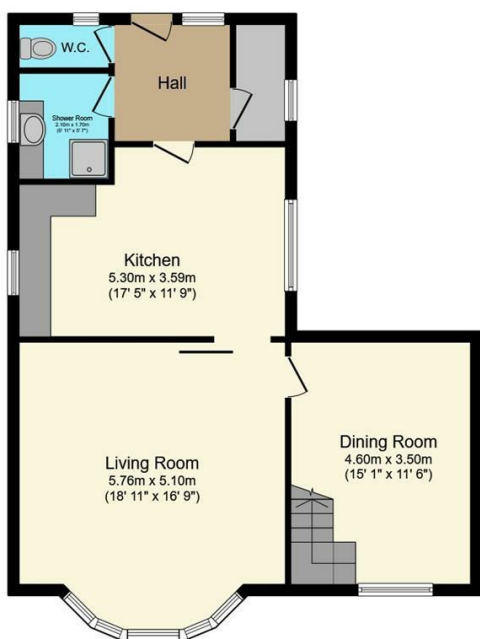
11'4" x 6'10" (3.47 x 2.10)

A large shower enclosure with sliding screen and mixer shower, pedestal wash hand basin, W.C., uPVC double glazed window to the side elevation

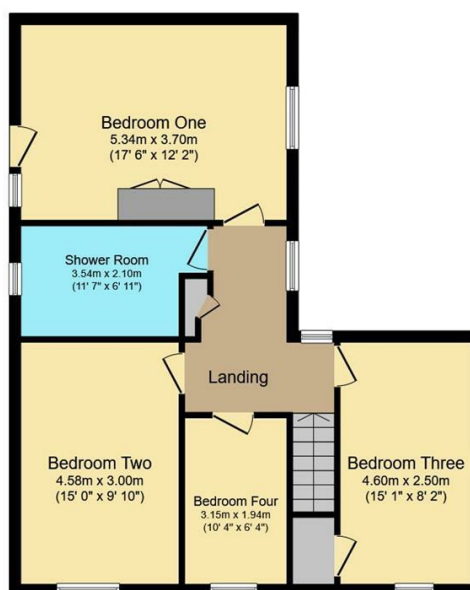
Outside

The property is set in just over 3 acres of beautiful ancient woodland sloping down to the Afon Clywedog – a salmon and sea trout river - and gardens featuring an extensive variety of flora with many rare wild flowers and butterflies. To the front there is a driveway providing parking and leading to a single garage, the accommodation is accessed via a path and in turn to a large garden area with a fruit orchard. At an upper level there is a well-grassed paddock of about half an acre, also accessed by a separate gate. There is a small stone cottage/outbuilding within the grounds that could be developed subject to planning consent.





Ground Floor
Floor area 71.5 sq.m. (769 sq.ft.)



First Floor
Floor area 69.3 sq.m. (746 sq.ft.)

Total floor area: 140.8 sq.m. (1,516 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		79
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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