



Plas Cwtta, Clocaenog - LL15 2LU

Fixed Price **£525,000**

Plas Cwtta

Clocaenog, Ruthin

An extended and highly appointed three-bedroom detached farmhouse located off a very secluded and no through country lane standing in an elevated setting amidst mature grounds of about 0.5 acre. Additional Acreage is available as a separate negotiation, upto 8 acres available which have access to the lane and a main water trough. Pleasing south and easterly views across the vale some four miles west of Ruthin.

A large and adaptable home also benefiting from detailed planning consent for a very large extension to extend and remodel the existing accommodation to a large five/six bedroom house. The accommodation affords entrance hall, day lounge, lounge, dining room, large fully fitted kitchen/breakfast room, utility/side porch, large modern conservatory, bedroom one and bathroom, first-floor landing and two double bedrooms. Outside the property is approached off a gated entrance with a wide gravel hardstanding together with extensive grounds with raised deck and hot tub, a steel-framed workshop together and yard.

Council Tax band: TBD. Tenure: Freehold. EPC Energy Efficiency Rating: F. EPC Environmental Impact Rating: F.





Accommodation

Panelled and glazed entrance door leading to a central hall.

Central Hall

With staircase rising off, terracotta-style ceramic tile flooring which extends into the adjoining breakfast room.

Day Lounge

Dimensions: 3.76 x 3.61 (12'4" x 11'10"). An attractive room with brick and stone-lined chimney breast with raised hearth and a wood burning stove, window to front with views in an easterly direction towards the vale of Clwyd and Clwydian hills, wall light points and panel radiator. Archway to lounge.

Lounge

Dimensions: 3.35 x 3.61 (10'11" x 11'10"). Well lit with modern UPVC double-glazed French doors opening to the west facing gardens, further window to gable, TV point, wall light points and panel radiator.

Breakfast Room

Dimensions: 3.71 x 2.74 (12'2" x 8'11"). High beamed ceiling, window to front, enclosed under stairs cupboard and panel radiator.

Farmhouse Style Kitchen Diner

Dimensions: 5.64 x 3.73 (18'6" x 12'2"). A spacious room fitted with a bespoke range of wall-mounted cupboards and drawers, display cabinet with open shelving, wine rack, slate-effect tile floor, modern double-glazed window to the front and panel door leading out. Heavy beamed ceiling with downlighters and panel radiator.

Utility Room

Dimensions: 3.10 x 1.78 (10'2" x 5'10"). Fitted base and wall units with worktop and inset sink, void and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, high vaulted ceiling with exposed beams, double-glazed window, panel door to front and radiator.



Conservatory

Dimensions: 5.99 x 3.40 (19'7" x 11'1"). Designed to take full advantage of the pleasing aspect over the west facing gardens and land, it has a high pitched polycarbonate roof with modern UPVC double-glazed windows and French doors leading out to the patio. Matching flooring to kitchen, wall light points and electric underfloor heating.

Bedroom One

Dimensions: 3.81 x 3.63 (12'5" x 11'10"). Located off the day lounge, a spacious double room with window affording a westerly aspect over the gardens and panel radiator.

Bathroom

Dimensions: 3.71 x 1.65 (12'2" x 5'4"). Located off the day lounge, luxury white suite to a Victorian style with freestanding slipper bath with roll top and combination shower and tap unit, pedestal wash basin, separate walk-in shower cubicle with high-output shower and freestyle head and low-level WC, painted boarding to dado, ceramic tile floor, two modern double-glazed windows, fan heater and a large chrome towel radiator.

First Floor Landing

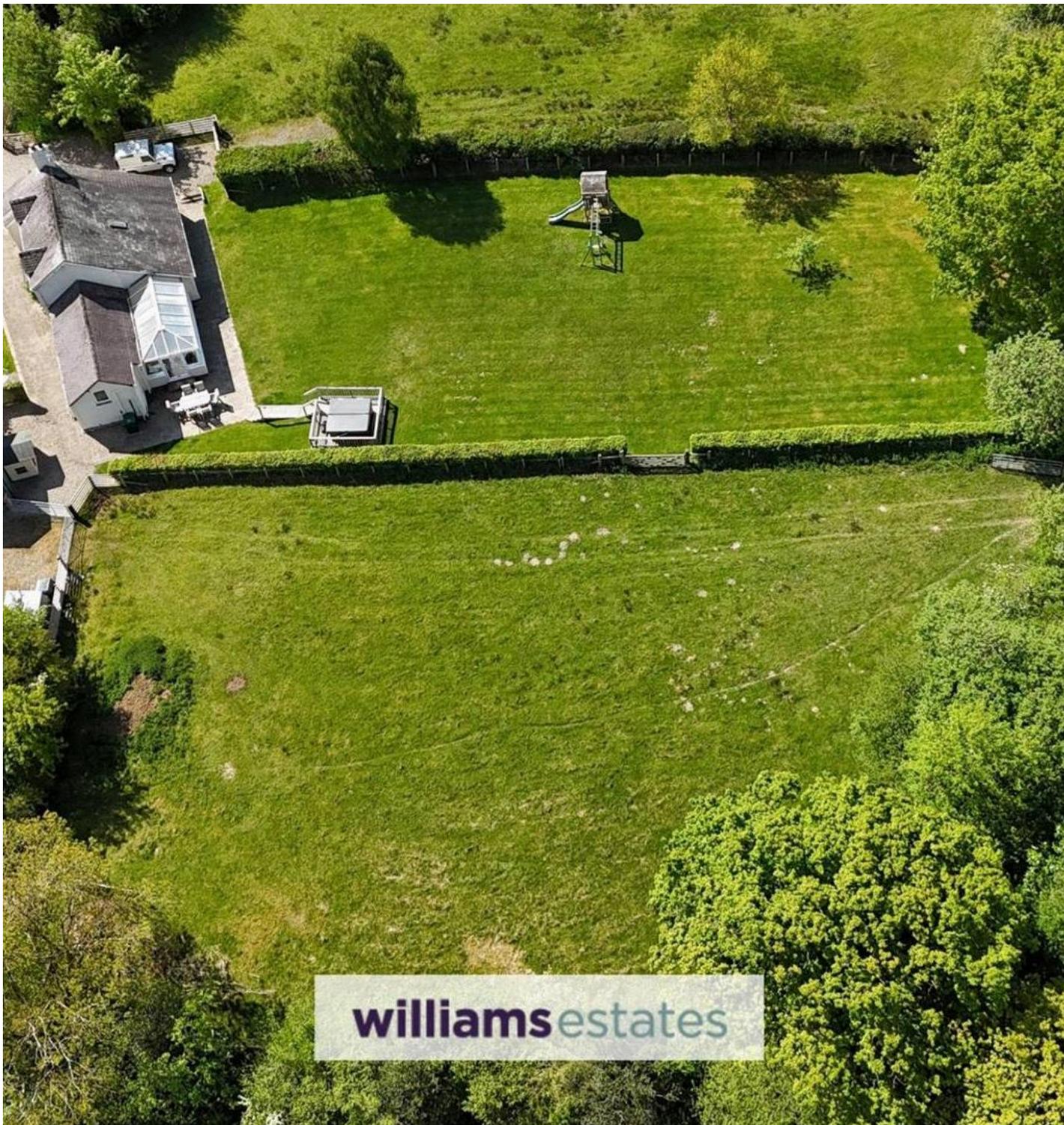
Bedroom Two

Dimensions: 4.01 x 2.67 (13'1" x 8'9"). Double-glazed window with easterly view towards the vale of Clwyd, walk-in open-fronted wardrobe, ornate cast iron fireplace (not in use) and panel radiator.

Bedroom Three

Dimensions: 3.99 x 3.45 (13'1" x 11'3"). With double-door wardrobes providing a combination of hanging rails and shelving and panel radiator.





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Outside

The property is approached over two six-part panelled gates leading to a wide gravelled hardstanding with ample space for parking. To the rear is a wide flagged patio with a sheltered easterly facing lawn together with brick-built store, raised flowerbeds and a further gravelled area to the right-hand side with oil storage tank. The grounds are mainly to the westerly side of the house providing an extensive lawn of about 0.5 acre with wide patios adjoining the conservatory, principal bedroom and day lounge. Raised deck, hot tub and a large timber-framed deck. The four-person hot tub is included in the sale.

Yard and Outbuilding

Located to one side is a small enclosed hardstanding providing added space for keeping a caravan, boat or farm equipment together with timber framed and galvanised metal barn, with electric light and power installed.

Additional Land and Woodland

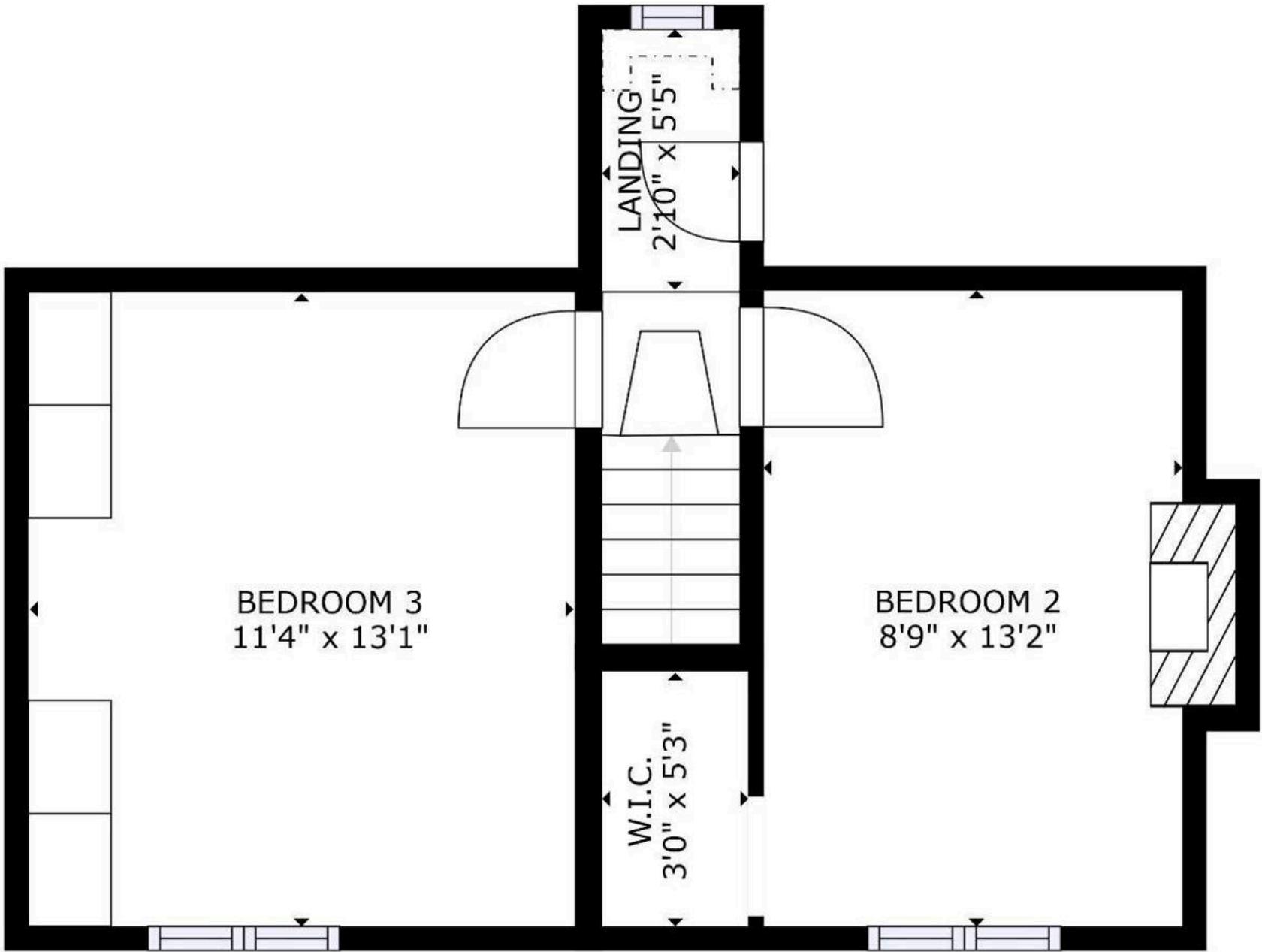
Additional acreage is available to purchase through separate negotiation if required. The options available are: Option One- Plas Cwtta in approximately 0.197 ha (Approx 0.5 acres) £525,000 Option Two- Plas Cwtta in approximately 0.370 ha (Approx 0.9 acres) £530,000 Option Three - Plas Cwtta in approximately 1.12 ha (Approx 2.75 acres) £550,000 Option Four- Plas Cwtta in approximately 3.14 ha (Approx 7.75 acres) £600,000

Note

Please note the lane is in the ownership of Plas Helyg and with a right of way in favour of Plas Cwtta. Council Tax: We understand the property is currently exempt from Council tax and will be subject to re-assessment by Denbighshire County Council on completion of the sale.

Driveway

3 Parking Spaces



BEDROOM 3
11'4" x 13'1"

BEDROOM 2
8'9" x 13'2"

W.I.C.
3'0" x 5'3"

LANDING
2'10" x 5'5"

GROSS INTERNAL AREA
 FLOOR 1: 1048 sq. ft, FLOOR 2: 334 sq. ft
 EXCLUDED AREAS: , CONSERVATORY: 215 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 2 sq. ft
 TOTAL: 1381 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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