



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 80 | 93 |

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| | |

Yr Ydwal Lafant Back Road
Llanarmon-Yn-Ial, Mold,
CH7 4QD

Price
£595,000

*CONVERTED BARN *VIEWS ACROSS OPEN COUNTRYSIDE *GROUND SOURCE HEATING* A stunning, high performing and sustainable four bedroom barn conversion occupying a wonderful setting with far reaching views over surrounding countryside mid-way between the villages of Llanarmon-yn-Ial and Llanferres, some seven miles from Mold. Standing within grounds extending to approximately 0.47 acre or thereabouts. The property was completed in 2018 to provide a unique family home with accommodation taking full advantage of the setting and designed to have a low impact on the environment with a modern ground source heating system, solar PV panels and high levels of insulation. Features include three reception rooms, be-spoke double glazed windows and exterior doors, tiled floors with underfloor heating, wood interior doors and a modern fitted kitchen and bathroom. In brief comprising: reception hall, cloakroom/wc, living room, sitting room, large open plan kitchen/dining room with exposed beams, rear hallway, study and ground floor shower room; twin staircases provide access to four bedrooms and a family bathroom. Ample off-road parking for several cars, large attached workshop, store and boiler room. Extensive lower garden with various mature trees and kitchen garden. 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

The property occupies a peaceful location with access off a minor lane just off the B5430 Llanarmon-Yn-Ial Road and is surrounded by beautiful rolling countryside with views across to the Clwydian Hills, a Designated Area of Outstanding Natural Beauty. The nearby villages of Llanarmon-yn-Ial and Llanferres have popular country inn and thriving pub, respective primary schools and there is also a community run shop in Llanarmon -yn Ial. Although rurally situated, the market towns of Mold and Ruthin are within a short drive, each providing a comprehensive range of shopping facilities catering for daily needs, secondary schools and leisure facilities. The city of Chester is approximately 15 miles distant and both Liverpool and Manchester Airports are usually within an hour's drive.

THE ACCOMMODATION COMPRISES:

Wide double glazed wood panelled front door to:

RECEPTION HALL

3.35m x 2.51m + recess (10'11" x 8'2" + recess)



With white spindled staircase to the first floor with pine panelling and deep storage recess beneath, tiled floor, wooden interior doors and exterior door to the rear of the property.

CLOAKROOM/WC

Fitted with a modern suite comprising Wc and wash basin. Tiled floor and built in cupboard and plumbing for washing machine.

LIVING ROOM

Full length deep recess double glazed windows to the front and rear aspects with access to the front garden and enjoying beautiful views over the surrounding countryside across to the Clwydian Hills. Continuation of the tiled floor, exposed timbers and tv aerial point.

through Gwernymynydd village and follow the road thereafter, proceeding through Cadole, Loggerheads and Llanferres. After Llanferres take the first left handed turning signposted for Llanarmon-yn-Ial. Follow this road for approximately half a mile and take the third right handed turning onto the lane (denoted by the white cottage on the junction with red post box in the wall) whereupon the property will be found on the left hand side after a short distance.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

AML**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

FRONT GARDEN



Tiered front lawned garden areas with gravelled pathways, semi-circular patio area and uninterrupted views over the surrounding countryside across to the hills. Bin stores, outside light and gated access beyond leading through to the lower garden.

LOWER GARDEN



A large rectangular shaped garden, which extends down to the Llanarmon road and screened by a mature beech and hawthorn hedging. To the upper part of the garden are several mature trees to include fine copper beech and fir trees. The lower garden is sub-divided into three kitchen gardens with mature beech hedging and includes raised planters. There is also a fruit cage to the lower part.



BOILER ROOM

2.92m x 2.21m (9'6" x 7'3")

Housing the Nibe ground source heating system with two large pressurised hot water cylinder tanks. A UPVC double glazed exterior door leads to the front garden. An internal door leads through to the large workshop and store room.

WORKSHOP

6.10m x 5.18m overall (20'0" x 16'11" overall)

A useful workshop with double glazed windows, work bench, power and light installed. Internal access leading through to a large storeroom.

STOREROOM

6.22m x 2.82m (20'4" x 9'3")

Again, with double glazed windows and french doors to the garden. In addition, there is a Belfast sink with a cold water supply and power and light installed.

AGENTS NOTES

Denbighshire County Council - Council Tax Band G.

Private septic tank drainage.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter onto Ruthin Road and on reaching the roundabout on the outskirts of the town take the second exit signposted for Ruthin. Follow the road up the hill and

SITTING ROOM



Full length double glazed window to the rear elevation and matching deep sill window to the front with views, continuation of the tiled floor, recessed ceiling lighting and ample power points. Steps lead down to the kitchen/family room.

OPEN PLAN SPLIT-LEVEL KITCHEN DINER

8.00m x 3.56m overall (26'2" x 11'8" overall)



A superb open plan room with vaulted ceiling with original exposed timbers, double glazed windows to front and rear aspects to include french doors to the patio and garden. The kitchen is fitted with a modern range of white fronted base and wall units with dark toned worktops, inset sink unit with mixer tap and tiled splashback. Four-ring gas hob, electric oven, integrated fridge, freezer and dishwasher. Tiled floor

throughout, extractor fan and steps leading down to the rear hallway.



REAR HALLWAY



Turned white spindled staircase to the first floor accommodation, telephone point, two double glazed windows to the rear and double glazed wood panelled door to the front garden.

SHOWER ROOM

2.13m x 1.73m (6'11" x 5'8")



Fitted with a modern white suite with attractive part tiled walls and tiled floor with underfloor heating, comprising corner shower cubicle with mains shower unit, pedestal wash basin with low flush wc. Chrome towel radiator, extractor fan, recessed ceiling lighting and double glazed window with frosted glass.

STUDY

4.32m x 2.74m (14'2" x 8'11")



Full length double glazed window to the rear elevation and further double glazed window to the front with rural aspect. Tiled floor.

FIRST FLOOR LANDING



Velux double glazed roof light, exposed purlin and wooden interior doors.

BEDROOM ONE

4.39m x 4.34m (14'4" x 14'2")



A spacious and well lit room with deep sill double glazed windows to the side and front elevations with superb views and further double glazed Velux window to the rear. Shaped ceiling with exposed purlins and traditional style radiator.

BEDROOM 2

4.34m x 3.66m (14'2" x 12'0")



A double sized room with original exposed purlins and 'A' frame timbers, double glazed dormer window to the rear and further double glazed roof light to the front aspect. Traditional style radiator.

BATHROOM

3.38m x 1.91m (11'1" x 6'3")



A well appointed main bathroom with a white three piece suite comprising panelled bath with shower and screen, pedestal wash basin and low flush wc. Attractive part tiled walls, tiled floor, towel radiator, exposed original purlin, recessed ceiling lighting, extractor fan and Velux double glazed roof light with views.

SECON LANDING

Double glazed window to the rear elevation.

BEDROOM THREE

4.29m x 2.74m (14'0" x 8'11")

Double glazed windows to the front and side elevations with views, Velux double glazed roof light and traditional style radiator.

BEDROOM FOUR

3.25m max x 3.05m (10'7" max x 10'0")

Velux double glazed roof light and traditional style radiator.

OUTSIDE



The property is approached off a quiet country lane via a stone splayed entrance with raised planters and ranch style gate leading to a wide gravelled drive, providing ample parking for several vehicles. Raised shrubbery border extending to the side of the drive and there is a gate leading to the front of the property and to the gardens.

