

2 Cae Segwen, Clocaenog, Ruthin, Denbighshire, LL15 2LU

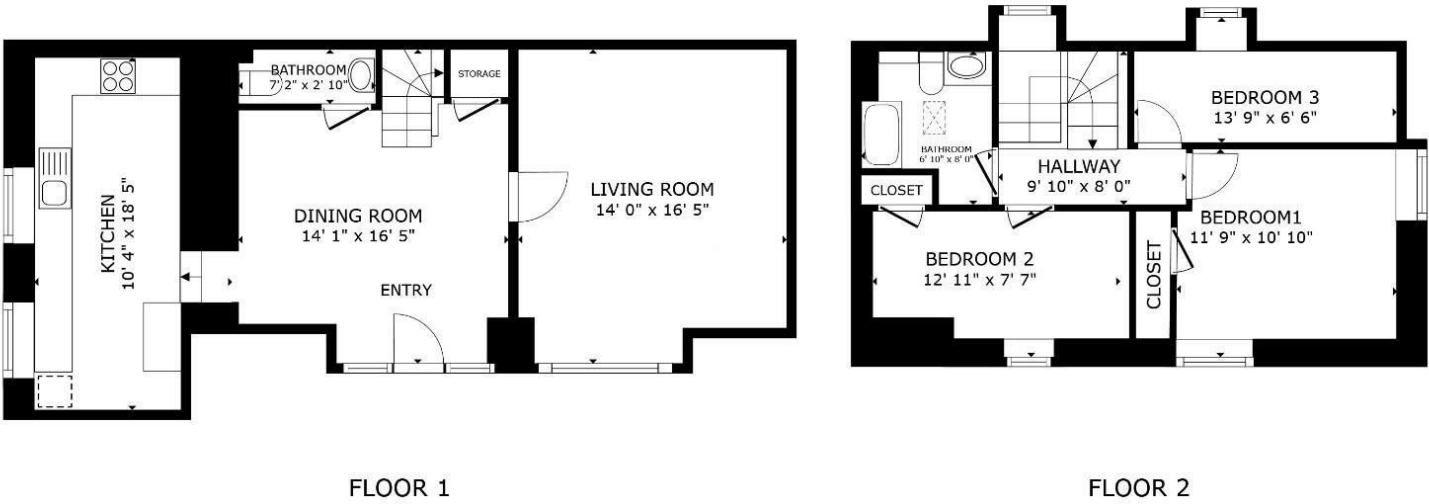
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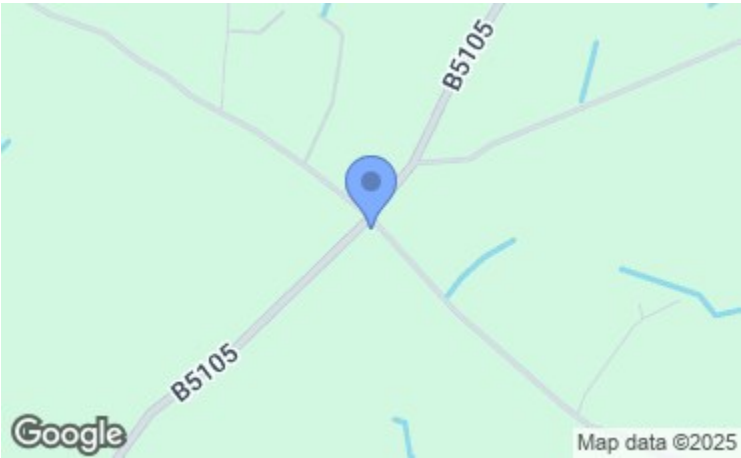
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GROSS INTERNAL AREA
FLOOR 1 641 sq.ft. FLOOR 2 432 sq.ft.
TOTAL : 1,073 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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.

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Price
£325,000

A CONVERTED GRADE II LISTED THREE BEDROOM DETACHED PERIOD BARN STANDING IN DELIGHTFUL COURTYARD SETTING IN THE HEART OF ROLLING COUNTRYSIDE ABOUT 1 MILE FROM THE VILLAGE OF CLOCAENOG AND SOME 4 MILES FROM RUTHIN. This attractive home affords a spacious dining hall with modern cloakroom and WC, lounge with woodburning stove, kitchen/breakfast room, first floor landing, three bedrooms and modern shower room and WC. Parking for two cars and gate access to a slated front courtyard together with a sheltered south facing patio area. Informal lawned gardens with modern purpose built summerhouse with veranda, woodburning stove and delightful far reaching views over adjoining countryside. Planning consent applied for, for a sun lounge extension, details of which will be available on inspection.

LOCATION

This attractive home forms part of a courtyard of four detached converted buildings and the original farmhouse set off private driveways in the heart of rolling countryside, approximately 1 mile from Clocaenog. The village of Clawdd-newydd is also approximately 1 mile distant whilst Ruthin is some 4 miles providing a wide range of facilities catering for most daily requirements.

THE ACCOMMODATION COMPRISES

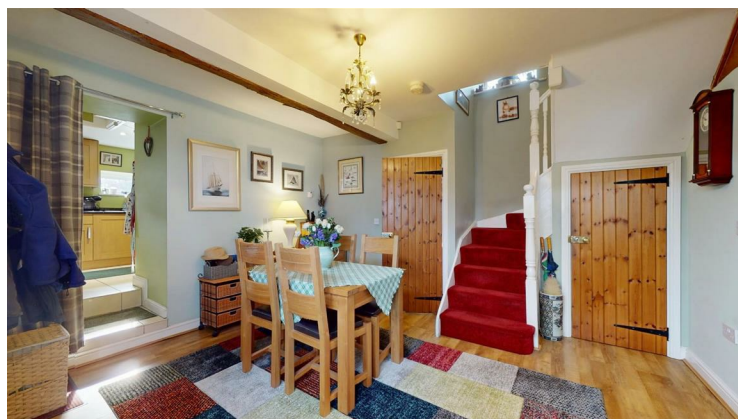
Panelled door leading to Dining Room.

RECEPTION/DINING ROOM

5.00m x 4.29m (16'5" x 14'1")



Two double glazed windows to front with double glazed arch window above, partially vaulted ceiling, exposed beams and staircase rising off with enclosed understairs cupboard. Woodgrain-effect floor finish and panelled radiator.



CLOAKROOM



Refurbished with a modern white suite comprising vanity with shaped bowl and tiled splashback, low-level WC. Extractor fan, exposed ceiling beam, tiled floor and a chromed towel radiator.

LOUNGE

5.00m x 4.27m (16'5" x 14')



An arched and double glazed window to front with vertical blinds, corner hearth in raised black slate with freestanding multi fuel fire, TV point, feature exposed ceiling beams, woodgrain-effect floor finish and panelled radiator.

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DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the Junction bear left onto Mwrog Street. Follow the road over the mini roundabout into Llanfrwrog and proceed out of town for some 3 miles. On reaching the brow of the hill denoted by a large white house on the left hand side, turn right onto the minor road. Follow this road for approximately 350 yards and take the second right hand turning on to a lane and after some 75 yards turn right into Cae Segwen. bear left in front of the gate and follow the drive to the property.

TENURE

Believed to be Freehold.

COUNCIL TAX

Denbighshire County Council - Tax Band E

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/SC

KITCHEN/BREAKFAST ROOM

5.61m x 3.15m (18'5" x 10'4")



Fitted with an extensive range of base and wall mounted cupboards and drawers with a medium toned woodgrain-effect finish to door and drawer fronts and contrasting stone-effect working surfaces to include an inset white glazed sink with drainer and mixer tap, a space for electric slot-in cooker with extractor hood and light above, integrated washing machine, dishwasher and space for fridge and upright freezer. Fitted cupboard housing boiler providing heating and hot water, two double glazed windows with deep sills, white stone-effect tiled floor and a white enamelled towel radiator.



FIRST FLOOR LANDING

Radiator. Double glazed window to rear elevation. Exposed beams.

BEDROOM ONE

3.30m x 3.58m (10'10" x 11'9")



Vaulted ceiling, it benefits from two double glazed windows; one to the front with deep sill, the other to the western gable providing pleasing views over the gardens and beyond rolling countryside, walk-in wardrobe with hanging rail and shelf and panelled radiator.

BEDROOM TWO

3.94m x 2.31m (12'11" x 7'7")



Double glazed window to front, fitted wardrobe with hanging rail and shelf, feature exposed wall beam and panelled radiator.

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BEDROOM THREE

4.19m x 1.98m (13'9" x 6'6")



Double glazed window to rear with deep sill, partially vaulted ceiling, extractor fan and panelled radiator.

BATHROOM

2.44m x 2.08m (8' x 6'10")



Modern white suite comprising a P-shaped bath with glazed screen and high output shower, fitted cabinet to wall incorporating a shaped wash basin and WC. Vaulted ceiling with rooflight, fully tiled walls with decorative motif, tiled floor, extractor fan and radiator.



OUTSIDE



The property is located at the head of a no-through private drive leading to this and one other property. It extends down to a wide tarmac area with space for parking two cars and thereafter a timber gate and panelled fence open to a large slated area which extends across the front elevation of the house with two raised planters and ornamental cherry tree. A gated patio area extends to the southern side of the house with timber panelled shed and the oil fired boiler providing heating and hot water. A slated pathway extends along the rear of the house to the western side. It extends into a gravelled southwest facing domestic and patio area with oil storage tank and thereafter a gate and steps leading down to the parking area. Beyond is a delightful lawned garden with established flower and shrub borders and a silver birch tree. Beyond, a modern purpose built timber framed clad cabin has been erected and designed to take full

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advantage of the far reaching westerly aspect over adjoining farmland.



TIMBER CABIN

3.35m x 2.82m (11' x 9'3")



uPVC double glazed doors leading in to a lined and insulated cabin with woodgrain-effect floor finish, two double glazed windows with pleasing aspect and a freestanding woodburning stove on a raised stone hearth. Gated access to additional gravelled parking area for 2 cars.

