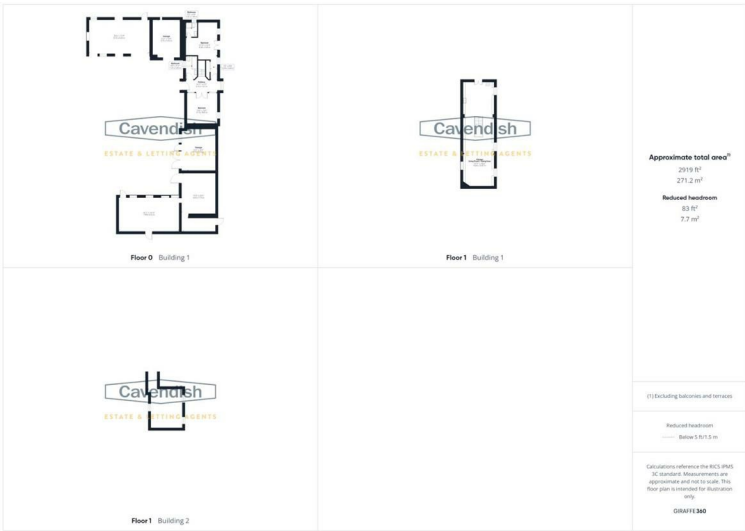


Pen Ffordd Ddwr, Rhewl, Ruthin, Denbighshire, LL15 1UH



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

MISREPRESENTATION ACT 1967

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

A large, two-story cream-colored house with a dark tiled roof and a central stone archway entrance. The house is surrounded by a gravel driveway and lush greenery, including a large tree on the right and a stone wall in the foreground.

Price
£985,000

The location is unique and exceptional with rolling views towards the Clwydian Hills, and the particular stillness that comes with a truly rural position.



Beyond the main house, an extensive stone-built range offers real flexibility. Part has already been converted into a lovely two-bedroom annex with its own private garden, ideal for family nearby, or a dependant relative. The remaining workshops and garage come with planning consent already in place for a further house, should you wish to take that on.



Over the years it's been thoughtfully extended into a spacious and versatile family home with large rooms arranged around the central hall and landing. In the last few it's been quietly future-proofed with air source heating system to the house, and photovoltaic panels and 10kV battery storage now supply both the main house and the annex. New bespoke Georgian-style windows and doors have brought energy costs right down, without compromising the house's character.

Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. At the roundabout continue straight ahead towards Denbigh and on entering the village of Rhewl, take the second right turning which is just beyond the Drovers Arms and immediately left signposted Llanynys. Continue on this lane for about one-third of a mile and on passing the entrance to The Grange on the left hand side take the next right in the dip in the road. Follow the lane for approximately one-fifth of a mile and the drive will be found on the left.

EXTRA SERVICES - REFERRALS

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.

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.



Outside, the gardens are generous and informal: a private, south-facing garden for the main house, a westerly-facing garden for the annex, and a shared drive leading to a fine central courtyard.

An adjoining paddock of around three acres adds real appeal for anyone with horses. This is bridleway country, with the Clwydian Hills and a network of quiet lanes right on the doorstep.



Inside the main house

A deep entrance porch opens into a large central hallway with cloaks. The sitting room is a proper family room: spacious, with a fine fireplace, heavy ceiling beams and an oak staircase rising to the guest bedroom.



A large dining room opens onto the south-facing garden and patio, and the through kitchen, with Aga, walk-in pantry and a day lounge area, also opens out to the patio. A utility room and further cloaks with w.c. complete the ground floor.





Upstairs, a long landing leads to the main bedroom, which has its own dressing room and en-suite. Two further double bedrooms follow, one with a striking vaulted ceiling and exposed wall and roof beams, and a family bathroom.



The fourth bedroom, a lovely guest room, has exposed beams of its own and an en-suite shower



On the western side of the courtyard sits an impressive stone range, part of which has been converted into a superb self-contained annex which offers surprisingly spacious and elegant accommodation throughout. A central hallway leads

to two large bedrooms, one with en-suite and main bathroom.



To the first floor is a splendid light and airy room with large velux windows and exposed purlins. it has a well equipped kitchen to one side and a lovely lounge area to the other.



A third bedroom, reached via its own external staircase, adds further flexibility or ideal as a home office.



It is perfect for multi-generational living or letting potential.

AERIAL PHOTO



Indicating the boundaries.

ROOM MEASUREMENTS

Hall 13'10 x 11'2 Sitting Room 34' x 18'3 Dining Room 18'10 x 17'5 Kitchen 16'8 x 14'8 Day Room 14'11 x 8'11 Utility 12'3 x 8'11 Pantry 6'10 x 5'4

Bedroom 1 15'3 x 14'5 Dressing Room 18'10 x 17'5 En-Suite 10'10 x 10'2 Bedroom 2 18'2 x 18'1 Bedroom 3 14'5 x 14'1 Bedroom 4 18'1 x 11'3 En-Suite 11'9 x 7'9 Bathroom 14'7 x 6'5

Annex Ground floor Bedroom 16'4 x 13'10 Bedroom 13'6 x 13'5 Bathroom 9'11 x 4'9 En-Suite 6'4 x 5'5
First Floor open plan Lounge/kitchen/Diner 45'6 x 13'11

COUNCIL TAX

Denbighshire County Council - Tax Band - H

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

TENURE

Freehold

VIEWING

Strictly by appt.

DIRECTIONS

From the Agent's Ruthin Office, proceed down Clwyd