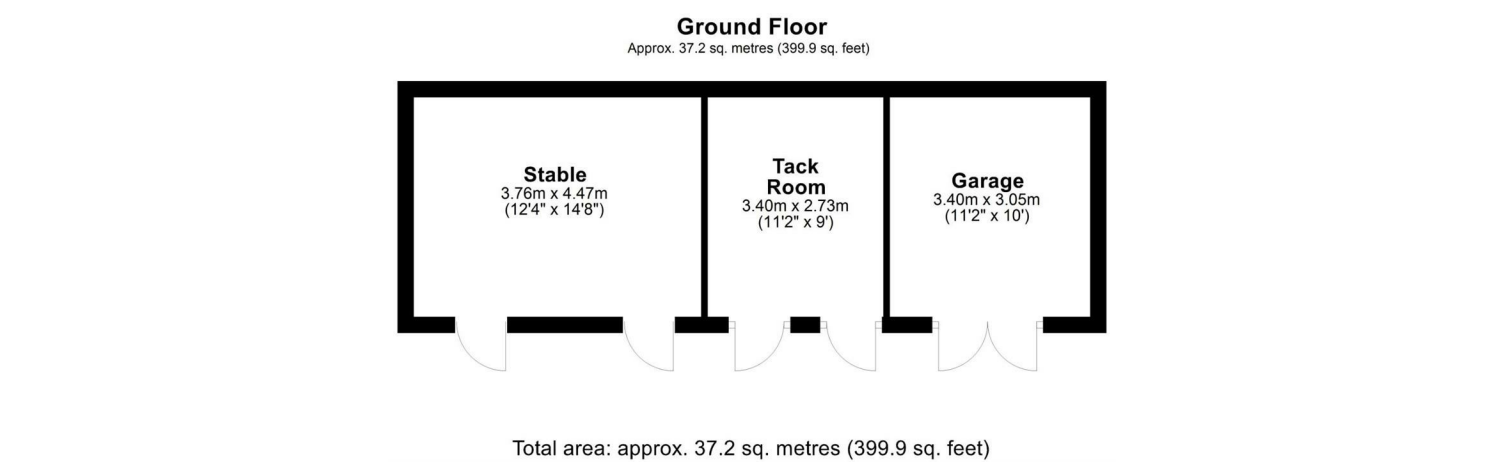




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.



Pentre Bach

Llandrillo, Corwen, Denbighshire
LL21 0TD

Price
£650,000

A GREATLY EXTENDED AND HIGHLY APPOINTED FOUR BEDROOM DETACHED PERIOD FARMHOUSE standing in an enviable rural setting within private and mature grounds together with a yard providing two stone ranges with 3 stables, tack rooms and garage and a partially converted loft room over, two bay Dutch barn, informal gardens together with field and an area of deciduous woodland, the whole extending to about 3.94 acres. Set in the heart of the Pennant Valley on the lower western slopes of the Berwyn mountains, an area noted for its outstanding natural beauty and about 1 mile from the picturesque village of Llandrillo in the Upper Dee Valley almost equi-distant between Bala and the A5(T) at Corwen.

LOCATION



The Pennant valley is a beautiful rural environment which extends into the Berwyn mountains which run along the border between Wales and England. The property is about 1 mile from the village on a very minor no-through country lane. The village has a popular shop & post office and is within easy reach of Bala and Corwen and is readily commutable towards Llangollen, Chester & Wrexham.

LOFT ROOM OVER

Loft room over providing potential for use as ancillary accommodation, it has benefited from some conversion with a fitted kitchen x x x with base unit, sink and inset electric hob and oven together with Velux roof light and adjoining cloakroom with wash basin and WC.

HOBBY ROOM/BEDROOM

Vaulted ceiling with limited head room to either side, it has exposed purlins and rafters, two Velux double glazed windows and a narrow window to gable. Free-standing cast iron stove on a raised slab hearth.

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE



Modern dark wood panelled stable door leading to a split level reception hall.

RECEPTION HALL

3.91m x 3.07m (12'10" x 10'1")



Heather brown and black quarry tile flooring with decorative detailing in part, partially vaulted ceiling, secondary staircase leading through to the guest suite bedroom four and walk-in cloaks cupboard with high level shelf and rail, panelled radiator. Bevelled glass glazed oak framed door leading to traditional farmhouse kitchen/dining room.

KITCHEN/DINING ROOM

7.26m x 4.04m (23'10" x 13'3")



The room is centred on an impressive four-oven cream enamelled oil fired Aga with twin hot plates and warmer set within an inglenook fireplace with exposed stonework and a very substantial beam over.



There are a range of bespoke furnishings comprising base and wall units with pippy oak door and drawer fronts and oak working surfaces together with a contemporary range with painted door and drawer fronts finished in Etruscan blue with white granite working surfaces to include a large white glazed Villeroy and Boch twin sink with drainer and mixer tap. Space for upright fridge freezer, walk-in pantry with shelving, three windows each with deep sills, ceiling downlighters, heather brown quarry tiled floor, two panelled radiators.



SIDE LOBBY

Radiator, leading through to day lounge.

SOLAR PANELS



The property has 14 solar panels set on a purpose built stand facing south on the upper slopes of the gardens and inter-connect in to the domestic supply of the house. details available on inspection.

DIRECTIONS

From the Agent's Ruthin Office take the A494(T) Corwen Road proceeding for some 9 miles to the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester road turn right. On reaching the traffic lights with the A5(T) turn left and immediately upon crossing the River Dee bridge turn right onto the B4401 Old Bala Road. Continue through Cynwyd and into the village of Llandrillo. Immediately before the bridge turn left onto Berwyn Street and continue for about 1 mile into open countryside and the property is on the left.

WHAT 3 WORDS thud.attention.skillet

COUNCIL TAX

Denbighshire County Council - Tax Band G

TENURE

Freehold.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - 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.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW

WOODLAND



There is a large parcel of mainly deciduous woodland to the upper part of the property. It is an unspoilt area of fauna and flora with many native plants visible through the seasons, and is close to a wonderful green lane which extends from the village in to the mountains, ideal for pony trekking and walking.



STABLE BLOCK ONE



A versatile building with potential for conversion to a holiday cottage, subject to consent, as the first floor has been partially converted with external steps opening to a kitchenette with fitted cupboards and cloaks with w.c. and a larger room beyond measuring 25' x 12' average, with 2 velux windows and wood stove.

To the ground floor is a tack room 13'x 11'1 with electric Ariston water heater, power point and electric light, and two stables measuring 13' x 12' and 13' x 12' both opening on to the yard.

STABLE BLOCK TWO



Stable 12'4 x 19' store room lined in plasterboard 11'2 x 9' and garage with timber panelled doors leading in. External steps lead to a useful loft room providing garden store with electric light installed.

IMPLEMENT SHED

8.84m x 4.27m (29' x 14')



To one side of the stables is a two-bay open fronted implement shed of timber framed and profiled steel construction.

GARDENS AND GROUNDS



The property stands centrally within mature and private informal grounds which are mainly laid to lawn interspersed with a variety of mature trees and far reaching views along the valley and lower slopes of The Berwyns. There is a timber framed pergola covering a patio from which there are delightful westerly views into the Dee Valley.



UTILITY ROOM

4.39m x 4.24m (14'5" x 13'11")



A versatile room with large walk-in cupboard, fitted base unit with oak fronted drawers, worktop and inset white glazed sink with drainer, void and plumbing for washing machine, wall cabinets, heather brown quarry tiled floor, panelled radiator. Panelled door leading to front.

CLOAKROOM



White suite comprising wash basin and WC with matching flooring and towel radiator.

DAY LOUNGE

8.43m x 4.39m (27'8" x 14'5")



Substantial chimney breast to inglenook style with supporting beam, raised slate hearth and wood stove, fitted shelving to recesses, wall light points, two double glazed windows to front with deep sills, staircase rising off, heather brown quarry tiled floor, two panelled radiators. Heavy oak panelled door opening to sunroom.



SUNROOM

5.00m x 2.64m (16'5" x 8'8")



Designed to take full advantage of the pleasing south-westerly aspect across the gardens and towards the Upper Dee estuary, it has an insulated roof together with double glazed windows and door leading out, terracotta tiled floor.



LOUNGE

6.20m x 4.83m (20'4" x 15'10")



A delightful addition to the main house, it is a spacious and versatile room with high vaulted

ceiling with exposed A frame trusses together with purlins and large Velux roof light with blind, it is well lit with three further double glazed windows and double glazed French doors opening to front, oak boarded floor, tiled hearth with large wood stove, two panelled radiators.



FIRST FLOOR LANDING
L-shaped main landing, partially vaulted ceiling clad in pine, two panelled radiators.

BEDROOM ONE
5.61m x 5.13m max (18'5" x 16'10" max)



A spacious room with a partially vaulted ceiling clad in pine with open fronted wardrobe with hanging rail and shelf, two double glazed windows with rural views and double glazed French doors opening to a delightful covered veranda with aspect over the rear garden and woodland at the base of the Berwyns.



EN SUITE SHOWER ROOM



Modern white suite comprising floor level tray with glazed screen and high output shower with monsoon style head, vanity with shaped bowl and storage and low level WC, part tiled walls, extractor fan, double glazed window, wall heater, electric towel radiator.

BEDROOM TWO
3.71m x 2.72m (12'2" x 8'11")



Partially vaulted ceiling with exposed purlin, former stone lined fireplace with lintel (not in use), double glazed window with pleasing rural views, pine flooring, panelled radiator.

BEDROOM THREE
4.17m x 3.86m including deep recess (13'8" x 12'8" including deep recess.)



Partially vaulted ceiling with exposed purlin, window with deep sill, fitted shelving to one side of chimney breast with former fireplace in situ (not in use), open fronted storage unit with hanging rail and shelving, panelled radiator.

BATHROOM
3.63m x 2.72m (11'11" x 8'11")



White suite comprising panelled bath with bi-fold glazed screen and thermostatic shower, vanity with large bowl and storage, WC, part tiled walls, display niche with shelving and pull out drawer, hardwood topped sill with shelving to either side, downlighters, double glazed window with delightful views into the Berwyns and Pennant valley, panelled radiator.

BEDROOM 4
4.27m x 3.99m (14' x 13'1")



Accessed via a separate staircase through the utility room or an external staircase on the side of the house, the fourth bedroom is a spacious double featuring an en-suite shower room.



EN SUITE SHOWER ROOM



Accessed from bedroom four, the en-suite includes a toilet, a stylish corner shower with glass doors, and a contemporary washbasin.

OUTSIDE



The property stands on a minor no-through country lane leading into the heart of the Pennant valley. It is approached over a wide entrance with cattle grid opening to an extensive gravelled driveway which provides access to and parking for the main house and to the stables.

STABLES AND OUTBUILDINGS
Benefiting from separate access onto the no-through country lane, it provides two substantial stone buildings around a central concrete yard providing a number of stables and tack room.