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**Saddle Cottage, Eyarth – LL15 2EL**

Offers in Region of **£465,000**

# Saddle Cottage

Eyarth, Ruthin

An attractive stone built Cottage converted from barns in the Jacobean Eyarth Hall estate. The settlement stands on an unusual limestone roche moutonnée, once the site of an ancient Roman Fort and now hosts a protected rare butterfly sanctuary and nature reserve, running down the Vale of Clywd.

The Cottage stands in a sheltered courtyard and offers versatile accommodation with an entrance hall leading into a dining room and up a few steps to an impressively large sitting room with high ceiling and panoramic views over the Vale of Clywd to the Clwydian Mountain Range and Offa's Dyke. The property includes a kitchen on the ground floor with french doors leading out to a delightful wisteria sun-trapped patio/garden area with external underground wine cellar. The Cottage also features a master bedroom with small ensuite shower and W.C, two further double bedrooms, an office/dressing room and bathroom. The entrance hall accesses a ground floor W.C. The property has parking for four cars and a gated entrance to a gravelled forecourt with delightful landscaped gardens.



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### Accommodation

Glazed wooden cottage door leading into:

### Entrance Hall

Having storage cupboards, tiled flooring, PowerPoints and doors off:

### Cloakroom

3' 11" x 8' 0" (1.19m x 2.43m)

With low flush W.C, vanity unit with wash basin and mixer tap, double glazed window to the side elevation, tiled flooring.

### Dining Room

11' 1" x 11' 11" (3.39m x 3.62m)

A spacious room with oak beams to the ceiling, radiator, power points, double glazed window to the rear elevation, door to the kitchen and stairs leading up to:

### Reception Room

23' 11" x 17' 0" (7.28m x 5.19m)

A deceptive large sitting room with a feature fireplace, oak beams to the ceiling, two double glazed deep cottage windows to the side elevation with views of the Clwydian range and Dee valley, two further double glazed cottage windows to the rear and side elevation, power points and two radiators.

### Kitchen

10' 11" x 11' 6" (3.32m x 3.50m)

Fitted with a range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts with working surfaces over, it includes a green enamelled oil fired AGA range providing hot plates, and oven. Extractor hood and light above, single drainer sink with mixer tap, voids and plumbing for washing machine, dishwasher and fridge/freezer, wooden french doors leading to rear patio area, and double glazed cottage window to the front elevation.

### Landing

From the dining room stairs down to the ground floor with radiator, wooden double glazed window to the side elevation and storage cupboard housing the hot



### Landing

From the dining room stairs down to the ground floor with radiator, wooden double glazed window to the side elevation and storage cupboard housing the hot water tank/drying cupboard and doors off:

### Master Bedroom

13' 3" x 10' 2" (4.04m x 3.09m)

A double bedroom with built in wardrobe, radiator, PowerPoints, two double glazed deep cottage windows to the front elevation and door leading into:

### En-Suite

7' 10" x 3' 0" (2.40m x 0.92m)

With low flush W.C, electric shavers charging port, wall mounted wash basin with mixer taps, shower cubical with glass shower screen and power shower, tiled walls within shower.

### Bedroom Two

9' 7" x 11' 6" (2.93m x 3.51m)

A double bedroom with picture rails, radiator, power points, double glazed deep cottage window to the rear elevation.

### Office/Dressing Room

9' 3" x 5' 3" (2.81m x 1.60m)

A bright and airy room with radiator, Power points, wooden double glazed cottage window to the rear elevation. Has been used by the existing owner as a further single camp bed room for children at Christmas and other family events.

### Bedroom Three

9' 5" x 9' 9" (2.87m x 2.96m)

A good sized bedroom with picture rails, oak beam to the ceiling, power points radiator, two double glazed deep cottage windows both to the side elevation.





### **Bathroom**

6' 8" x 7' 2" (2.03m x 2.18m)

Having a three piece white suite comprising off low flush W.C, pedestal wash basin with mixer taps, panelled bath with over head electric shower, tiled surroundings, radiator, wooden double glazed window to the side rear elevation.

### **Garden**

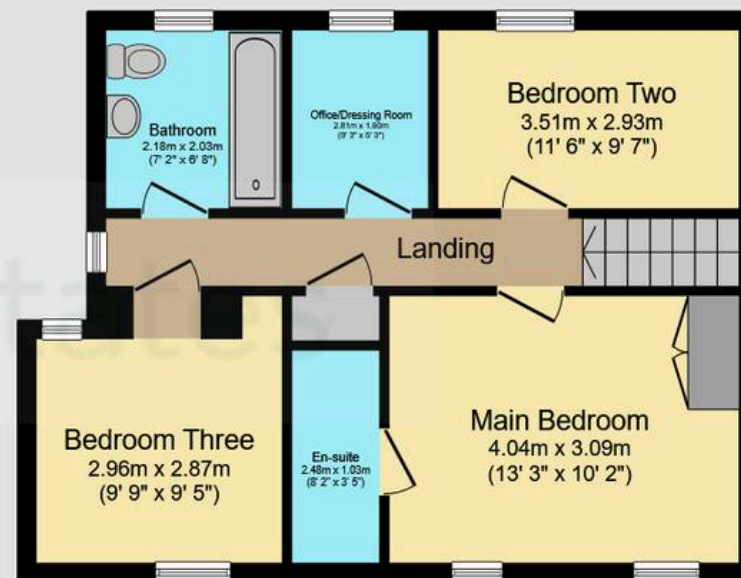
The front of the house features a delightful landscaped garden. The rear leads onto a wisteria patio which forms a sheltered suntrap. Under the patio is a wine cellar/storage cave with mains electricity. The oil fired boiler is accessed from the rear patio area and is fed from a bunded oil tank in the gravelled forecourt area (both newly installed in March 2025).

### **Directions**

From our Ruthin office proceed down Well Street and on reaching the junction with Station Road, bear right. Follow the road out of town for some two miles, whereupon on reaching the village of Llanfair D.C. Turn right directly opposite the White Horse Inn, signposted Pwllglas. Follow the road through the village and down the hill and on reaching the minor crossroads, turn left towards Graigadwywynt. Follow the road over the hump back bridge and continue along the lane for approximately one third of a mile and the gatehouse style entrance to Eyarth Hall is on your right hand side. Follow the lane up the hill and as the lane splits, take the right hand fork and Saddle Cottage is immediately on your left at and just past the split. It is a 6-8 min (around 3 miles) drive from the property to the centre of Ruthin and its amenities including a Coop and Tesco.



**Ground Floor**  
Floor area 72.0 sq.m. (775 sq.ft.)



**First Floor**  
Floor area 47.9 sq.m. (516 sq.ft.)

Total floor area: 119.9 sq.m. (1,291 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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