

williamsestates

Plas Ynghoed Drwg, Carrog - LL21 9BL

Offers in Region of **£695,000**

Plas Ynghoed Drwg

Carrog, Corwen

This deceptively spacious four bedroom farmhouse is set within approximately 10 acres of beautifully arranged grounds, including stables, a menage, vegetable garden and well maintained pastureland. This home boasts character and history, part of the home dates back over 400 years and retains original timber walls and exposed beams, adding charm with modern comfort.

The ground floor offers a welcoming living room with open dining area, a generous farmhouse kitchen/dining room, separate utility room, garden room, shower room, and an additional rear reception room providing flexible living space. Upstairs, the property comprises four well proportioned bedrooms, a study, and a family bathroom.

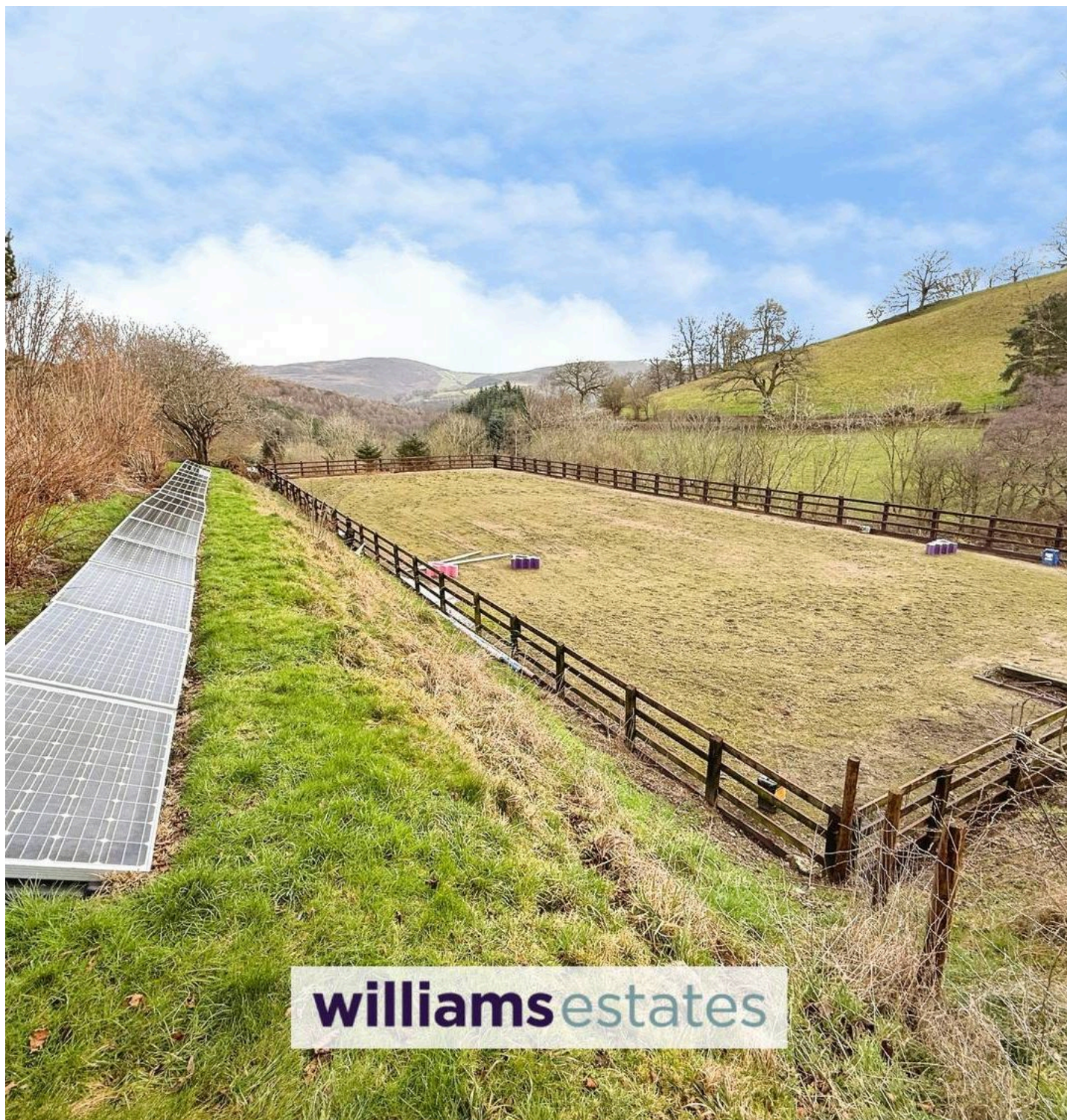
Further enhancing the home's appeal are two sets of owned solar panels, one supplying electricity directly to the house and the other exporting to the grid, generating an income, further the property features a new air source heat pump which was installed in 2023, improving energy efficiency. The property is registered as a small holding and viewings are highly recommended to see its full character.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Accommodation

Timber door into entrance porch with quarry tiled floor, paneled door into:

Living Room

29' 6" x 12' 6" (9.00m x 3.80m)

Open plan living room, dining room which runs the whole width of the front elevation, wood burning stove, inglenook fireplace, two triple radiators, beamed ceiling, two double glazed windows to the front elevation and oak staircase leading to the first floor with a storage cupboard underneath.

Kitchen

16' 5" x 12' 10" (5.00m x 3.90m)

Having Granite worktops, oak fronted drawers and base units, wall units over, inset sink, mixer tap with directional shower head, tiled splash back, double glazed window to the side elevation, powerpoints, beamed ceiling, tiled flooring, vertical radiator, pull out fruit baskets, plate rack, wine racks and inglenook with void for range cooker and to the rear a door leading into:

Reception Room

11' 6" x 12' 10" (3.50m x 3.90m)

With tiled floor, inglenook beams, plumbing for washer, void for dryer, bread oven and doors off.

Shower Room

4' 3" x 7' 3" (1.30m x 2.20m)

Having a shower enclosure, glass shower screen, wash basin, W.C, half tiled walls, chrome heated towel rail, double glazed window to the side elevation.

Garden Room

11' 10" x 15' 4" (3.60m x 4.67m)

From the utility room a door into the garden room with two double glazed roof windows, tiled floor, triple radiator, wood burning stove, oak double glazed windows and oak double doors to the side.

Utility Room

9' 4" x 13' 5" (2.85m x 4.10m)

From the garden room and linking up with the kitchen



Accommodation

Timber door into entrance porch with quarry tiled floor, paneled door into:

Living Room

29' 6" x 12' 6" (9.00m x 3.80m)

Open plan living room, dining room which runs the whole width of the front elevation, wood burning stove, inglenook fireplace, two triple radiators, beamed ceiling, two double glazed windows to the front elevation and oak staircase leading to the first floor with a storage cupboard underneath.

Kitchen

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Reception Room

11' 6" x 12' 10" (3.50m x 3.90m)

With tiled floor, inglenook beams, plumbing for washer, void for dryer, bread oven and doors off.

Shower Room

4' 3" x 7' 3" (1.30m x 2.20m)

Having a shower enclosure, glass shower screen, wash basin, W.C, half tiled walls, chrome heated towel rail, double glazed window to the side elevation.

Garden Room

11' 10" x 15' 4" (3.60m x 4.67m)

From the utility room a door into the garden room with two double glazed roof windows, tiled floor, triple radiator, wood burning stove, oak double glazed windows and oak double doors to the side.

Utility Room

9' 4" x 13' 5" (2.85m x 4.10m)

From the garden room and linking up with the kitchen is the utility room having a vertical double radiator tiled





GARDEN

To the front of the property is a barbecue area. This block paved area also leads to the garage

GARAGE

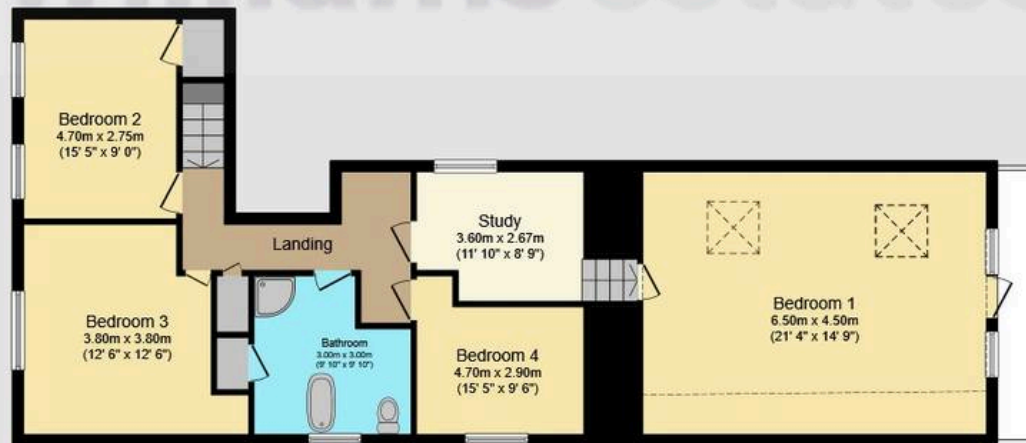
DRIVEWAY

3 Parking Spaces



Ground Floor

Floor area 119.4 sq.m. (1,285 sq.ft.)

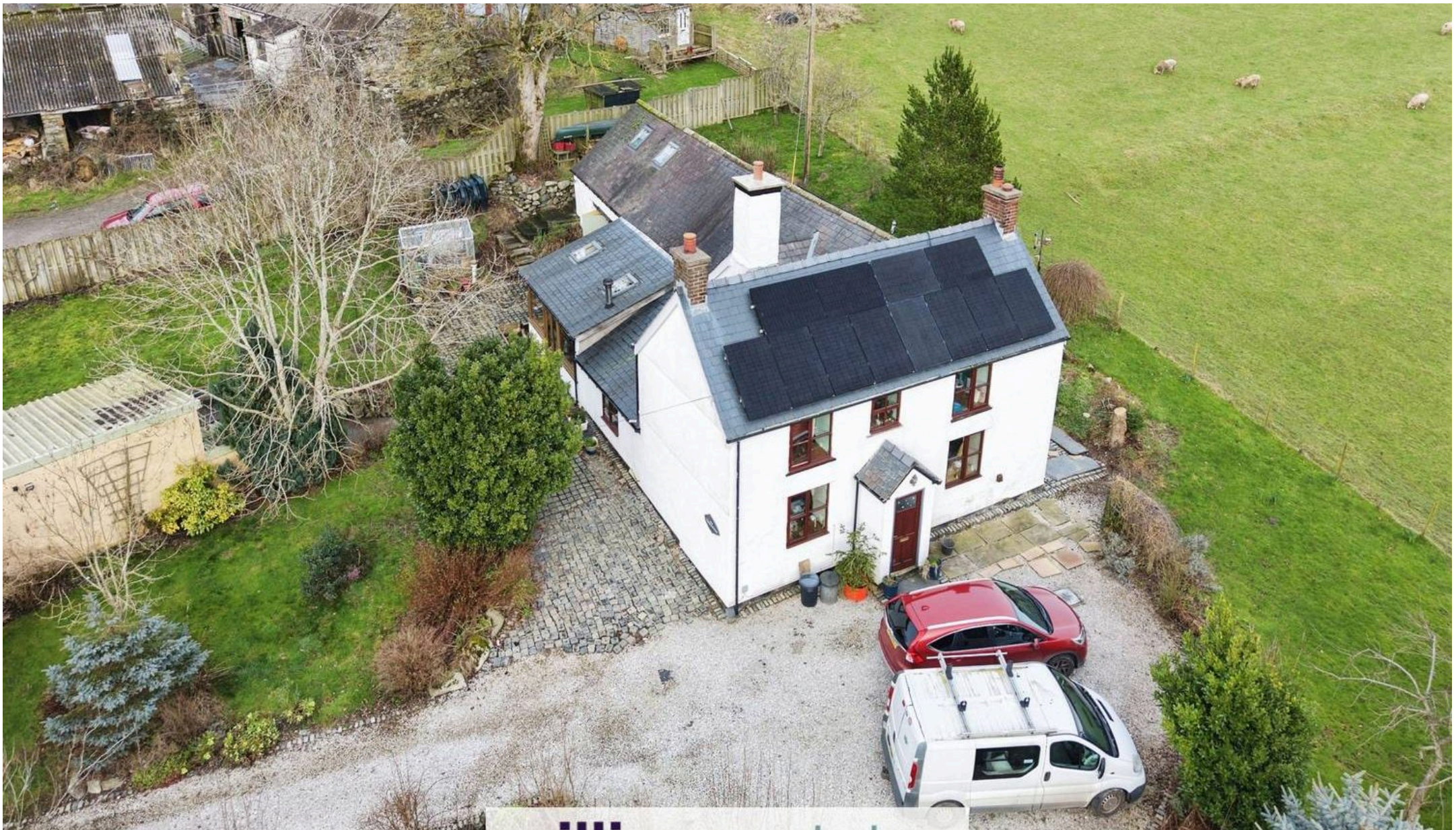


First Floor

Floor area 99.2 sq.m. (1,068 sq.ft.)

Total floor area: 218.6 sq.m. (2,353 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



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