



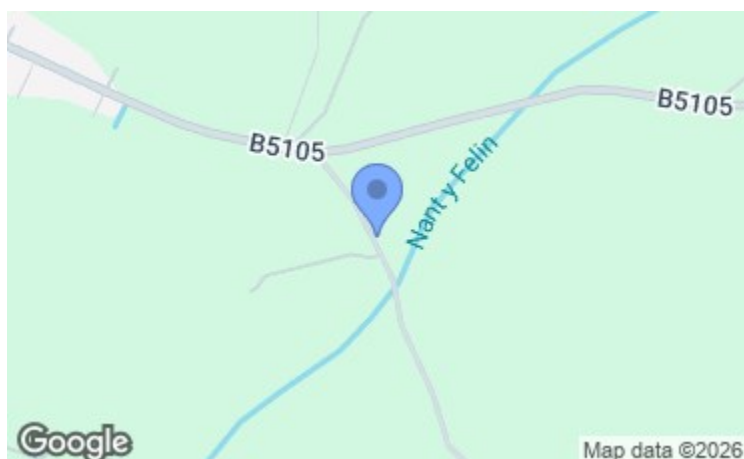
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 1,447 sq.ft. FLOOR 2: 1,119 sq.ft.
EXCLUDED AREAS: PORCH: 20 sq.ft. VOID: 3 sq.ft.
TOTAL: 2,660 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.



Melin Y Bwlch
Cerrigydrudion, Corwen, Conwy
LL21 9UB

Offers Around
£550,000

A UNIQUE GRADE II LISTED FORMER CORN MILL DATING FROM THE 18th.CENTURY SET WITHIN MATURE AND VERY PRIVATE GROUNDS OF ABOUT 2 ACRES. LOCATED IN A SECLUDED AND SHELTERED VALLEY ON THE PERIPHERY OF CERRIGYDRUDION.

This imposing building has been converted to provide a large and well proportioned 5 bedroom house combining modern amenity with a wealth of original features, together with the original mill wheel and the greater part of the drive gears and shafts still in-situ to the ground floor workshop. It affords external steps opening to lobby, a very large open plan lounge & dining room with vaulted ceiling, modern fitted kitchen, inner hall, main bedroom, day room/bed 5 and bathroom. Lower ground floor hallway, 3 double bedrooms and shower room. A large workshop with the gear wheels to the mill together with the former mill wheel. Mature grounds bounded by a minor stream, together with sweeping lawns and an established kitchen garden to the former mill pond.

LOCATION

The property stands in a very secluded rural environment in the heart of rolling countryside in a secluded valley about 0.5 mile east of the A5 and Cerrigydrudion. The nearby town stands on the road junction with the B5105 Ruthin road and is close to the Brenig reservoir. The village has a general store, primary school, and two popular inns together with secondary education available in Bala, Ruthin and Betws Y Coed.



THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Stone steps leading up to the front elevation of the house with a panelled ledged and braced door leading into an enclosed porch, further panelled door leading to inner hall.

INNER HALL

Panelled door opening to splendid open plan lounge/dining room.

LOUNGE/DINING ROOM

5.23m x 4.72m and 7.62m x 5.21m (17'2" x 15'6" and 25' x 17'1")



A very spacious and versatile room with a high vaulted ceiling together with original A frame roof trusses, one incorporating a gear wheel associated with the water mill, exposed purlins, cottage style double glazed windows with deep sills, the principal windows to the front enjoying a pleasing southerly aspect over the gardens and rolling hills beyond. There is a fine stone fronted chimney breast with raised hearth and Villager cast iron stove, pine floorboarding, TV point, panelled radiators.



There is a wide gravelled area to the front of the house with steps leading down to a patio area and walkway over the stream.



The gardens extend around to the rear where there is an established kitchen garden with hen shed and run and timber framed potting shed. Timber clad metal storage container with electric light and power installed.

DIRECTIONS

From the agent's Ruthin office take the B5105 Cerrigydrudion road. After some 14 miles and just before the 30mph sign turn sharp left onto a minor lane and the property is on the left.

COUNCIL TAX

Conwy Council - Tax Band F

TENURE

Freehold. Grade II listed.

*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

beamed ceiling, an original pine cabinet through which the milled flour would flow into the three chutes and sacks below. Modern Worcester oil fired condensing boiler with pressurised cylinder to one side, fitted shelving.

OUTSIDE



The property stands within extensive grounds of about 2 acres. It stands in a very sheltered rural setting to the lower part of this secluded and quite sheltered valley approximately 1/2 mile from the centre of Cerrigydrudion. It is approached via a country lane with a wide gravelled driveway leading in providing ample space for parking several vehicles.



The gardens to the southern side are bounded by a minor country stream which meanders through the property and from the upper part of which the original mill race would have been created leading through to the mill pond, the remains of which are still visible to the rear. There are extensive informal lawns with numerous maturing deciduous trees to include horse chestnut and oak.

KITCHEN

5.05m max x 4.01m (16'7" max x 13'2")



Fitted with a range of base and wall mounted cupboards and drawers to a shaker style with light grey toned finish to doors and drawer fronts, contrasting solid oak working surfaces to include an inset one and half bowl white glazed sink with mixer tap and drainer, space for range cooker with concealed extractor hood and light above, housing for upright fridge/freezer, integrated dishwasher, pan drawers. Two double glazed windows with deep sills, partially vaulted ceiling with exposed purlins and downlighters, attractive tiled splashbacks, stone effect floor finish, dark pewter effect contemporary column radiator.



CENTRAL HALL



Partially vaulted ceiling with exposed purlin, staircase leading down to the lower ground floor, panelled radiator, fitted cloaks cupboard with shelving.

BEDROOM ONE

4.60m x 4.04m (15'1" x 13'3")



A spacious room with vaulted ceiling and exposed purlins, two windows both with deep sills, panelled radiator.

DAY ROOM

3.84m x 3.30m (12'7" x 10'10")



An occasional room with outbuilt storage cupboards with shelving, low level window with deep sill, partially vaulted ceiling with exposed purlins, woodgrain effect floor finish, panelled radiator. A wide hardwood panelled door leading to side porch.

SIDE PORCH

Stone steps leading to the right hand elevation of the house.

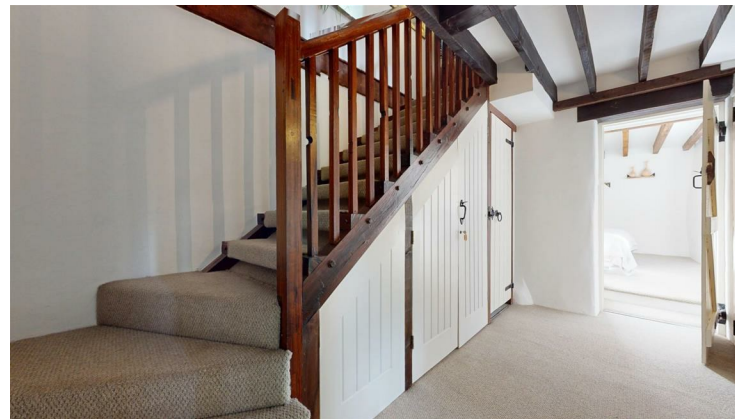
BATHROOM

2.95m x 1.85m (9'8" x 6'1")



White suite comprising panelled bath with grip handles, combination shower and tap unit, pedestal wash basin and WC, part tiled walls, partially vaulted ceiling, exposed purlin, low level double glazed window with deep sill, chrome towel radiator.

LOWER GROUND FLOOR CENTRAL HALL



Enclosed understairs cupboards, further storage cupboard, beamed ceiling, radiator.

BEDROOM TWO

3.81m x 3.96m (12'6" x 13')



Beamed ceiling, two windows both with deep sills, deep recess being part of the xxx for the former mill, pine flooring, radiator.

BEDROOM THREE

4.50m max x 3.68m max (14'9" max x 12'1" max)



Beamed ceiling, double glazed window with deep sill, further window to side, panelled radiator.

BEDROOM FOUR

4.27m x 4.22m max (14' x 13'10" max)



Beamed ceiling, two double glazed windows both with deep sills, panelled radiator.

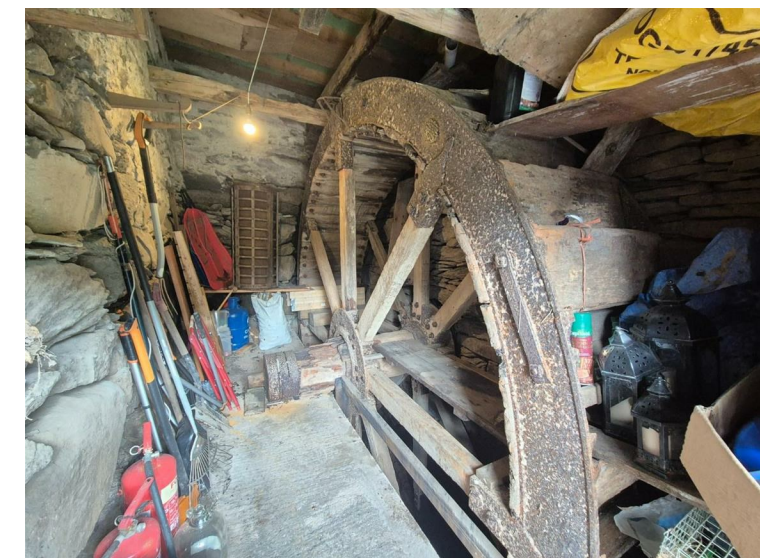
SHOWER ROOM

2.84m x 1.40m (9'4" x 4'7")



White suite comprising large tray with glazed screen and high output shower with monsoon style head, pedestal wash basin and WC, part tiled walls, wall mounted fan heater, tiled floor, double glazed window with deep sill, chrome towel radiator.

FORMER MILL



Located to the lower ground floor is the original water wheel, an impressive structure which interconnected with the mill pond still visible to the rear garden. Thereafter, the shaft leads through to the main mill where the original gearing is still in situ. It is an impressive sight with substantial supporting timbers, wrought iron ring gears and shafts which would have interconnected with the threshing room to the first floor. It has a stone floor in the main with high open