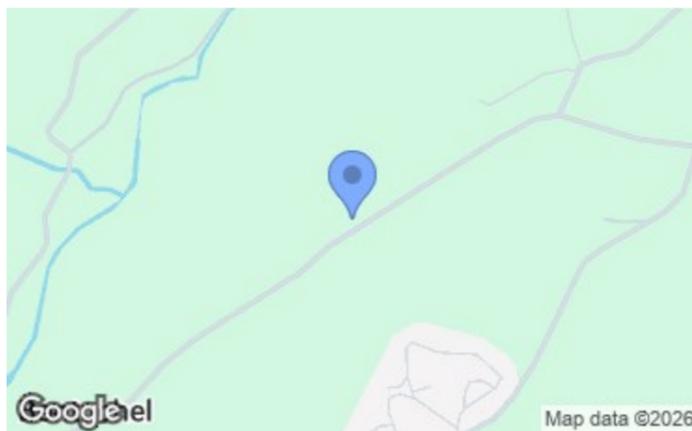


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,272 sq.ft. FLOOR 2 853 sq.ft.
TOTAL : 2,126 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	35
England & Wales		EU Directive 2002/91/EC	

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

Cavendish

ESTATE AGENTS

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Hengoed Isa
Bontuchel, Ruthin, Denbighshire
LL15 2DD

NEW
£420,000

AN ATTRACTIVE FOUR BEDROOM DETACHED PERIOD FARMHOUSE WITH ADJOINING OUTBUILDING, YARD WITH GARAGE, MATURE AND SECLUDED WESTERLY FACING GARDENS WITH FAR REACHING VIEWS AND ADJOINING Paddock, THE WHOLE EXTENDING TO ABOUT 0.72 ACRE. LOCATED ABOUT 2.5 MILES WEST OF RUTHIN.

This fine house has benefitted from modernisation and refurbishment over the years yet has potential for further works, particularly the conversion of the adjoining buildings to create a much larger family home as required. It affords entrance hall, lounge, dining room, modern fitted kitchen/breakfast room, adjoining sun room/breakfast room and shower room with WC, first floor main landing, three bedrooms and bathroom, second enclosed staircase leading from the kitchen to large bedroom four/hobby room. Double glazed and oil fired central heating. Large adjoining workshop with further store rooms. Yard providing ample parking and garage. Delightful westerly facing gardens. Inspection recommended.



LOCATION



Bontuchel is located some 2.5 miles from the market town of Ruthin providing an excellent range of facilities to include primary and secondary schools and good road links towards Mold, Chester, Wrexham and the motorway network.

THE ACCOMMODATION COMPRISES

PORCH

Outbuilt porch with an oak panelled door leading to hall.

HALL

Wide staircase rising off, timber panelled to one side.

LOUNGE

5.05m x 4.88m (16'7" x 16')



A spacious room with a stone fireplace and raised hearth with a fine slate fire surround with high level shelf, fitted pine cabinets to one side providing shelving. Cottage style double glazed windows to both sides, pine panelling to one internal wall, TV point, two panelled radiators.



DINING ROOM

4.09m x 3.61m (13'5" x 11'10")



High beamed ceiling, cottage style double glazed window, tiled fireplace and hearth with pine surround. Wall light points, boarded floor, panelled radiator.



PADDOCK



A small enclosure with separate gate access leading from the yard, it is ideal for those wishing to keep small livestock.

DIRECTIONS

From the Agent's Ruthin Office proceed across the square, down Clwyd Street, and on reaching the junction with Mwrog Street bear left. Continue directly across the mini roundabout into Llanfwrog and on passing the Cross Keys Inn take the first right signposted Bontuchel and Cyffylliog. Follow the road up the hill and thereafter proceed beyond the turning for the Woodlands Hotel and follow the road down the hill for some 500 yards and the house is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band F

TENURE

Freehold.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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

ADJOINING WORKSHOP

5.94m x 4.72m (19'6" x 15'6")



Modern oak panelled and ledged door to front with three modern UPVC double glazed windows, it provides a versatile room with high ceiling line affording scope for conversion to the main house. There is a further oak panelled door leading to the west facing rear garden.

GARDEN STORE/FUEL STORE

3.05m x 4.95m overall (10' x 16'3" overall)

Sub-divided in part to provide fuel store, it has two oak panelled doors leading in from the yard together with three modern UPVC double glazed windows.

GARAGE

5.13m x 3.05m (16'10" x 10')

Metal up and over door to front.

GARDENS



The gardens are principally to the rear of the house enjoying a splendid and predominately westerly aspect, it is bounded by mature hedging in the main with a large informal lawn with established and well stocked flower and shrub borders together with a number of mature fruit trees, secluded paved patio and oil storage tank. There is a further riven stone patio which adjoins the workshop and stores from which there is a pleasing aspect over the adjoining paddock.



KITCHEN/BREAKFAST ROOM

5.44m max x 4.39m max (17'10" max x 14'5" max)



The kitchen is fitted with a modern range of base and wall mounted cupboards and drawers with oak panelled finish to door and drawer fronts and contrasting white granite working surfaces. It includes an inset four ring electric hob together with convector hood and light above, integrated oven, void and plumbing for dishwasher, inset one and half bowl stainless steel sink with drainer and mixer tap, heather brown tiled floor, beamed ceiling, enclosed staircase rising to the hobby room/bedroom four. There is a double glazed window to front and single glazed window and glazed door to rear leading to breakfast room.



BREAKFAST ROOM

3.07m x 2.69m (10'1" x 8'10")



Designed to take full advantage of the pleasing aspect over the garden, it has a double glazed sliding patio window leading out, a further double glazed window to side, heather brown tiled floor to match kitchen, panelled radiator.

SHOWER ROOM



White suite comprising floor level tray with electric shower over, wash basin with splashback and low level WC. Matching flooring, double glazed window.

UTILITY ROOM

4.09m x 1.35m (13'5" x 4'5")



Modern fitted base units with panelled doors and drawers together with a solid granite working surface to include inset stainless steel sink with mixer tap. Plumbing for washing machine, Worcester oil fired combination boiler.

FIRST FLOOR LANDING

Panelled radiator.

BEDROOM ONE

4.75m x 3.10m (15'7" x 10'2")



A large double bedroom with double glazed window to front, partially vaulted ceiling, fitted double door wardrobe with locker storage cupboard above, two panelled radiators.

BEDROOM TWO

4.14m x 3.20m (13'7" x 10'6")



Double glazed window to front, part vaulted ceiling, panelled radiator.

BEDROOM THREE

3.10m x 1.83m (10'2" x 6')



Double glazed window with views across the garden and beyond the valley of the River Clywedog towards wooded countryside, part vaulted ceiling, panelled radiator.

BATHROOM

3.78m x 1.93m (12'5" x 6'4")



White suite comprising pine panelled bath with combination shower and bath unit, pedestal wash basin, bidet and WC, part tiled walls, part vaulted ceiling clad in pine together with a pine fronted double door linen cupboard with slatted shelving and radiator, tiled floor, radiator.

ENCLOSED STAIRCASE

Second enclosed staircase leading from the kitchen/breakfast room to bedroom four.

BEDROOM FOUR/HOBBY ROOM

5.13m max x 5.00m max (16'10" max x 16'5" max)



A spacious room with vaulted ceiling, ornate cast iron fireplace (flue not in use), modern double glazed window with far reaching views along the valley of the River Clywedog towards wooded countryside, further window to front, panelled radiator.



OUTSIDE



The property is approached over a wide double gate entrance leading to a concrete yard which extends across the front elevation of the house providing ample space for parking, turning and access to the linked detached garage which adjoins farm buildings not in the ownership of the property.

To the majority of the front of the house is a low level brick wall with gate access to both the front and kitchen doors providing an enclosed patio area.