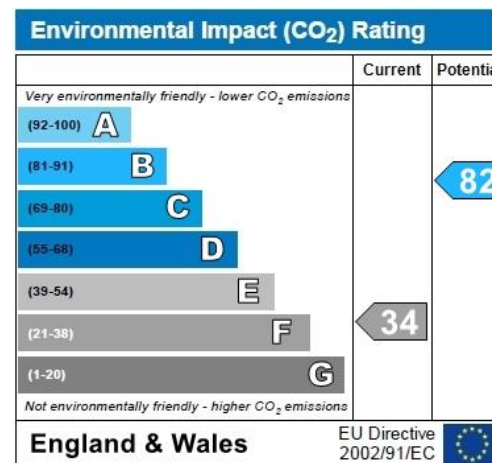
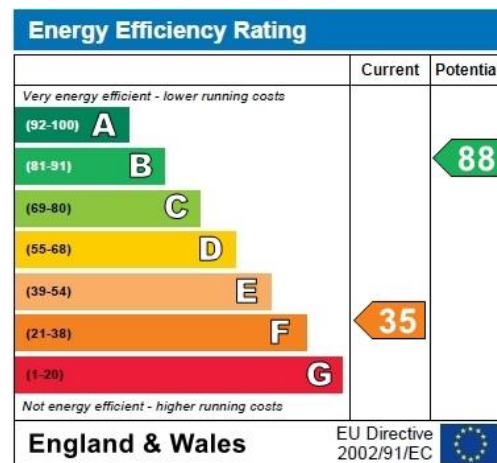


# Cavendish

RESIDENTIAL



Price £620,000

Glan Clwyd Bella

Llandyrnog,  
Denbigh, Denbighshire LL16 4HY

Reputedly dating back to the 1700s and having been renovated and presented to a particularly high standard, Wisteria Cottage occupies a pretty, rural location along a minor country lane and stands in grounds of just over half an acre to include a small enclosed paddock. In addition to the house, there is a barn with detailed planning permission for conversion to ancillary accommodation. The welcoming and spacious accommodation briefly comprises entrance porch, reception hall with oak flooring, lounge with inglenook fireplace, sitting room with french doors onto the garden, and a family sized kitchen/dining room with 'Aga'. A utility room off leads to the ground floor W.C and access to the rear patio and gardens. A polished oak staircase leads to the first floor landing with study area off, four double bedrooms, bathroom and shower room. Outside, there is ample parking space, lawned gardens with paddock beyond and the brick and slated barn with cruck beam. The house benefits from oil fired heating and double glazing throughout. INSPECTION RECOMMENDED.

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 Residential.

21 High Street, Denbigh, Denbighshire, LL16 3HY

Tel: 01745 816650 Fax: 01745 817425

Email: denbigh@cavres.co.uk



www.cavendishresidential.com



Wisteria Cottage is situated along a minor country lane off the B5429 between the villages of Llandyrnog and Bodfari. It is situated amidst open countryside and is ideal for those who enjoy the outdoors. Denbigh is just 5 miles away and provides many amenities i.e shops, schools, new Retail Park and leisure facilities.

THE ACCOMMODATION

Pitched and slated roof canopy porch with exposed oak beams and front entrance door to:

ENTRANCE PORCH  
1.35m x 1.52m (4'5 x 5')

With travertine tiled flooring, double glazed window to side, ceiling spotlights and radiator. Built-in cupboards with oak door and part glazed entrance door to:

RECEPTION HALL  
4.29m max x 3.91m (14'1 max x 12'10)  
A spacious and bright hall with double glazed windows to side and front, ceiling spotlights, radiator and stripped wooden doors to all rooms. Polished oak spindle staircase to first floor landing.



LOUNGE  
6.40m x 4.47m (21' x 14'8)  
Two double glazed windows to front and one to rear, inglenook fireplace with exposed brick wall to rear, lighting, and old beam above. Multi-fuel stove on stone flagged hearth, beamed ceiling and radiator.



SITTING ROOM  
4.32m x 2.67m (14'2 x 8'9)  
A cosy sitting room/snug with glazed french door to the patio and garden, exposed oak flooring, wall shelving and radiator.



KITCHEN/DINING ROOM  
5.03m x 4.90m (16'6 x 16'1)  
A large family size kitchen/dining room with an extensive range of medium oak fronted units comprising base and wall cupboards, drawers and tiled work surfaces over with oak trim. Integrated 'Neff' appliances including fridge and dishwasher and red oil fired 'Aga' stove with ovens and hot plates. Double glazed windows to front and side, marble tiled floor and contrasting wall tiles and door to:



UTILITY ROOM  
3.18m max x 1.93m (10'5 max x 6'4)  
Painted wood fronted base unit with twin 'Belfast' sink fitted and adjacent space for tumble dryer and washing machine. Two deep built in cupboards one of which houses the oil fired 'Worcester' boiler and shelved storage above and in the other, space for large fridge/freezer. Travertine tiled flooring, double glazed window and stable door to outside.

CLOAKROOM/W.C  
0.84m x 1.93m (2'9 x 6'4)  
With low level W.C, travertine tiled flooring and double glazed window to rear.

FIRST FLOOR LANDING  
The split level landing with exposed beam extends into a study area with double glazed window to side and two built-in cupboards with shelving and hanging space. Stripped wooden doors to all rooms and radiator. To the lower landing level there is a loft access.

MASTER BEDROOM  
4.37m x 4.88m (14'4 x 16')  
A bright room with triple aspect having double glazed windows to front side and rear. Exposed purlins, wall light points and radiator.



BEDROOM TWO  
4.37m x 2.77m (14'4 x 9'1)  
Exposed purlin, double glazed window to rear and radiator.



BATHROOM  
1.68m x 2.97m (5'6 x 9'9)  
Fitted with a Victorian style white suite comprising slipper bath with shower attachment, W.C and pedestal wash basin. Double glazed window to rear, painted wood wall panelling to dado height. Shaver socket and travertine tiled flooring.



BEDROOM THREE  
4.06m x 2.54m (13'4 x 8'4)  
With double glazed windows to front and side, exposed purlins and radiator.

BEDROOM FOUR  
3.02m x 3.86m max (9'11 x 12'8 max)  
Built-in cupboard and further under eaves storage area, double glazed windows to rear and side, exposed purlins and radiator.

SHOWER ROOM  
1.91m x 3.00m max (6'3 x 9'10 max)  
Fitted with a contemporary style three piece suite comprising large corner shower enclosure, wall hung wash basin and back to wall W.C. Fully tiled walls and floor, chrome radiator, double glazed window to rear and ceiling spotlights.



OUTSIDE  
The property is approached via a wide wooden gate opening onto a gravelled driveway providing ample parking and turning space. Partially walled front garden with shrub border and garden area to the left of the house which leads to the rear garden and paddock. A stone flagged patio with pathways extend to the front, sides and rear.

BARN FOR CONVERSION  
The brick and slated barn is divided into two main areas the first of which measures 30'5 x 15'4 and with cruck beam and stairs leading to the loft area. The second area measures 24'6 x 15'2 to include a single storey garage extension. There is also a small attached log store. The barn has consent for change of use to ancillary accommodation and detailed plans are available for viewing at the Agents Denbigh office or on the Denbighshire County Council Planning website. Code no 09/2015/1021/PF. Dated 02/12/2015



REAR GARDEN  
A stone flagged patio with circular design lies adjacent to the rear of the house beyond which there is low level brick walling, borders stocked with a variety of shrubs and plants. The rear lawned garden is bounded by hedges and enjoys views of the Clwydian Hills.



PADDOCK  
The paddock is situated directly behind the garden and is enclosed by post and rail fencing.



DIRECTIONS  
From the Agent's Denbigh office, proceed down Vale Street and on reaching the traffic lights bear right onto Ruthin Road. On reaching the main roundabout, take the second exit signposted Llandyrnog. Continue along this road and on reaching the mini roundabout take the first exit. Proceed towards Bodfari for 1.3 miles and on reaching the small triangle with the red post box, turn left onto a minor lane. Proceed along the lane for approximately half a mile and Wisteria Cottage will be found on the left hand side.

VIEWING  
By appointment through the Agent's Denbigh Office 01745 816650.  
FLOOR PLANS - included for identification purposes only, not to scale.  
SEW