

Cavendish

RESIDENTIAL

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Rhualt,
St Asaph, Denbighshire LL17 0TG

Price
£995,000

RHUALLT HOUSE AND CASTLE IS AN IMPRESSIVE DETACHED COUNTRY RESIDENCE OCCUPYING A STUNNING LOCATION WITH FAR REACHING VIEWS ACROSS THE VALE OF CLWYD TO SNOWDONIA, THE NORTH WALES COAST AND THE SEA. In addition to the main house and double garage is a detached two storey former coach house and the renovated remains of Rhualt Castle, both of which provide great potential for business use (subject to obtaining the relevant permission). Rhualt House has undergone a comprehensive scheme of modernisation and upgrading over the last two years to include custom made new windows and doors throughout in a combination of anthracite grey and cream, new soffits and fascias new black cast effect rainwater goods to all buildings, contemporary extension to the front to maximise the views and creation of a family room with log burner and upgrading of the oil fired central heating system . CONTINUED OVERLEAF....

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The ground floor comprises a large reception hall with arch to the dining room, 'Smallbone' kitchen, study and lounge with dual aspect and french doors to an octagonal garden room. A new wet room/laundry room has been added and there is a cloakroom/W.C. Upstairs, there is a master suite comprising dressing room and bathroom, guest suite with two bedrooms, sitting room and shower room, two further bedrooms and family bathroom. The extensive grounds extend to 4.41 acres to include gardens, stone patio areas, paddock and woodland.



LOCATION

The property is particularly conveniently located, being within a mile of the A55 Expressway leading to North Wales, Chester and the North West and also within easy travelling distance of Liverpool and Manchester Airports, the M53 and M56 motorways and the rail network (nearest station Prestatyn - 10 miles). A comprehensive range of local services is available in the nearby city of St. Asaph. Chester City provides renowned schooling and leisure facilities and there are both private and state schools in the area. Sporting activities are well catered for with excellent hill walking in the Clwydian Range and several golf courses are close at hand. A55 1 mile. St Asaph 3 miles. Llandudno 23 miles. Chester 25 miles. Liverpool 40 miles.

RHUALLT HOUSE

The residence was built in the mid 1970's in the remains of the Castle grounds and was built of dressed Bradstone under a slate roof with oil fired central heating. Features of the accommodation include moulded ceilings and Mahogany doors. The detailed accommodation comprises:



ENTRANCE HALL

Solid wood panelled front door, tiled floor with mat well.

RECEPTION HALL

5.77m x 5.72m (18'11" x 18'9")

Opaque glazed front door. Centre ceiling roses, coved ceilings. Double Mahogany doors and bay window. Staircase off.



CLOAKROOM

Low level w.c and vanity unit in dark wood finish with semi recessed wash basin and mixer tap. Sash window to side.

LOUNGE

8.28m x 4.52m (27'2" x 14'10")

Coved and moulded ceiling, two centre ceiling roses, open fireplace with feature mouldings and carvings and pillars to either side, marble insets and hearth. Bay windows to front and rear, double doors to hallway. Glazed double French doors to an inner hallway leading to the garden room.



GARDEN ROOM

4.47m x 4.34m (14'8" x 14'3")

Accessed through a hall with double glazed panels to either side, the garden room is of octagonal shape with contemporary marble effect flooring, four large windows and doors to outside. Dual aspect views of the Castle and Snowdon.



DINING ROOM

5.03m x 3.33m (16'6" x 10'11")

Approached through a wide carved and pillared archway from the hall. Coved and moulded ceiling, centre ceiling rose, wall lights and two sash windows to the front.



STUDY

4.50m x 3.10m (14'9" x 10'2")

Bay window to side, two sash windows to front, coved ceiling and centre ceiling rose.



KITCHEN

4.19m x 3.61m (13'9" x 11'10")

Natural Oak wood 'Smallbone kitchen' with Esse oil fired oven with two hotplates. One and a half bowl stainless steel sink with 'swan neck' mixer tap and drainer, Miele dishwasher and Neff four hotplate ceramic hob with oven and grill beneath, extractor hood. Pantry cupboard and Miele refrigerator, African slate floor. Breakfast bar and entrance through to the family room.



HALL

With door to rear and wide opening through to the new extension to the front and arch to the:

INNER HALLWAY

Shelved store room off .

FAMILY ROOM

An extended, large and bright living space designed to maximise the magnificent views, and comprising two open plan areas measuring 16'9 x 10'8 and 29'2 x 5'0 with full height fixed windows to the front and entrance door to side. Luxury contemporary vinyl plank flooring throughout, cast steel log burner, coved ceiling, exposed Bradstone walling and ceiling spotlights to part.



WET ROOM/ UTILITY ROOM

5.05m x 2.31m (16'7" x 7'7")

Newly fitted contemporary white suite comprising 'rainshower' mixer set with thermostatic valve and riser attachment, wall hung wash basin and w.c. Grey gloss wall tiling and anti-slip flooring, ceiling spotlights. The utility area comprises base unit with twin bowl stainless steel sink unit, tall cupboard, space for tumbler dryer and washing machine, sash window to rear and door to outside.

LANDING AND INNER LANDING

A turned spindle staircase with sash window to half landing leads to the 'L' shaped landing with airing cupboard housing the pressurised hot water thermal store.

MASTER BEDROOM

4.52m x 4.47m (14'10" x 14'8")

Coved and moulded ceiling, centre ceiling rose.



DRESSING AREA

4.50m x 2.24m (14'9" x 7'4")

Extensive fitted units with adjoining drawers, fitted wardrobes, twin vanity units with marble surface and mixer taps, heated towel rail. Coved and moulded ceiling and inset ceiling lighting.

Archway to:



EN SUITE BATHROOM

Panelled bath with 'swan neck' mixer tap, lighted arched display to either side, tiled shower cubicle, heated towel rail, low level w.c., Coved and moulded ceiling with inset ceiling lighting.

BEDROOM TWO

3.35m x 3.02m (11' x 9'11")

Two sash windows to front.

BEDROOM THREE

3.81m x 3.10m (12'6" x 10'2")

Two sash windows to front and one to side.

FAMILY BATHROOM

3.28m x 2.49m (10'9" x 8'2")

Heritage white suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level w.c., heated towel rail. Bronze marble effect vinyl flooring.

GUEST SUITE

Comprising bedrooms 4 and 5, en-suite shower room and sitting room.

BEDROOM FOUR

4.06m x 3.61m (13'4" x 11'10")

Extensive fitted bedroom furniture and two sash windows to side.



EN SUITE SHOWER ROOM

Corner shower cubicle and screen, low level w.c., corner vanity unit with mixer tap. Coved ceiling and sash window to side.

SITTING ROOM

3.68m x 3.51m (12'1" x 11'6")

Walk-in cloaks and storage cupboard. Sash windows to front and rear and double doors to:



BEDROOM FIVE

5.23m x 5.11m (17'2" x 16'9")

Sash window to front and door with glazed side panels opening onto a balcony to rear with wrought iron railings.

OUTSIDE

Double iron gates open onto a sweeping tarmacadam driveway to a paved turning circle with central raised borders adjacent to which is the double garage. To the rear of the property is a boiler house and an outside toilet. Extensive parking, landscaped terraced gardens with lawns and patios and rear courtyard.

THE COACH HOUSE

12.04m x 7.77m (39'6" x 25'6")

The drive also swings to the left of the property to a most excellent Coach House and with first floor accommodation used as a study area and storage. Adjoining cloakroom with low level w.c., wash hand basin and water heater. Feature high level circular windows to either side, double doors to the front and a pedestrian door to side provide access to the building. New LED lighting, quarry tiled floor and exposed oak trusses. The coach house has its own septic tank and electricity supply and the burglar alarm is connected to the main house.



POTENTIAL

Planning permission was previously granted in August 2013 for change of use to a two storey four bedroom holiday letting unit comprising open plan living space and kitchen, and two shower rooms.

GARDENS AND GROUNDS

The gardens and grounds are a feature and provide terraced lawns with borders, stone retaining walls, gravelled pathways and an extensive stone flagged terrace to the front. The western boundary is formed by an area of woodland and there is access to the paddock from the gardens. To the rear of the house is an enclosed flagged courtyard, lawned area and ornamental pond.

RHUALT CASTLE REMAINS

4.34m x 4.06m (14'3" x 13'4")

The remains of Rhualt Castle which provides two rooms at ground and first floor level. The building has been re-pointed and restored to excellent condition internally and externally and provides scope for a variety of uses.



DOUBLE GARAGE

6.10m x 6.10m (20' x 20')

Linked to the house and with extensive power points and telephone points. Two sash windows. Enclosed ceiling with loft storage. New electronically controlled up and over door to front and pedestrian door to side.

GREENHOUSE/POTTING SHED

A large Cedarwood greenhouse/potting shed/garden store with adjoining store for equipment.

PADDOCK

A hillside paddock to the rear.

LOG STORE/BARN

8.84m x 4.27m (29'0 x 14'0)

A newly constructed open fronted solid timber log store.

SERVICES

Mains water and electricity. Oil central heating. Private tank drainage (2 septic tanks). Broadband connection available. Two telephone lines and burglar alarm. Outside security lighting.

DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street. At the traffic lights bear left onto Rhyl Road and at the main roundabout take the second exit onto the A525 proceeding to St Asaph and take the first exit at the mini roundabout and continue down the hill. At the next roundabout take the second exit and on reaching the roundabout with the A55 take the third exit onto the carriageway taking the first slip road signposted Rhuallt. Take the third exit at the next roundabout, past the White House on the left. Continue up the hill and under the A55 then after a short distance turn right onto the lane and proceed until you reach the T-junction. Turn left and after approximately ¼ mile turn right then continue up the lane until you see the entrance to Rhuallt House on the left.

From Chester proceed west on the A55 and after approximately 23 miles leave the expressway at Junction 29. Proceed down the hill for approximately half a mile, turning left into an unnamed lane. Continue up the hill for about 300 yards. Take the first lane on the right and proceed for approximately 200 yards when the entrance to the house will be seen on the left hand side. (Please note Satellite Navigation may take you to



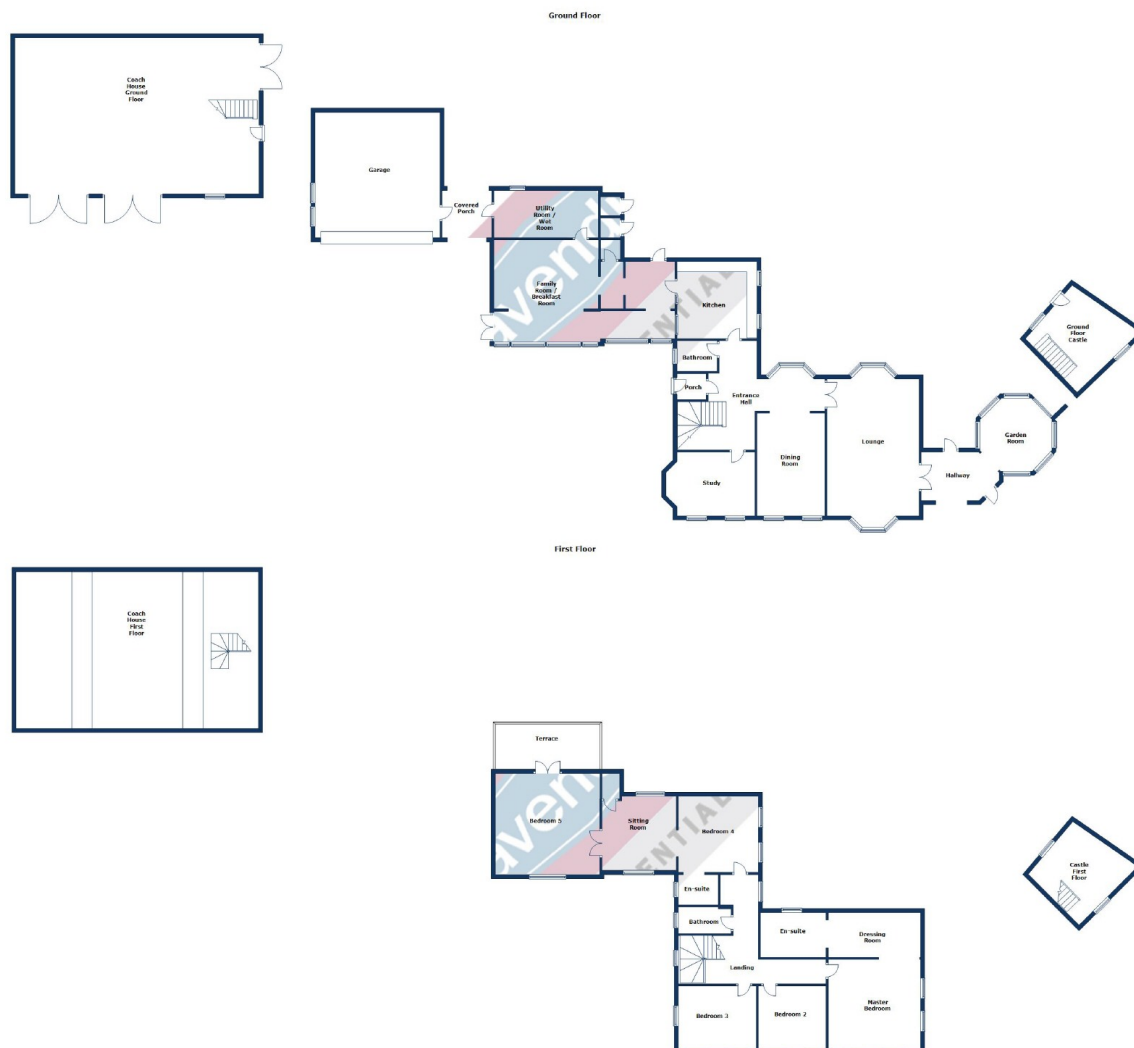
VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

SEW

FLOOR PLANS



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.

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