



Jericho Lane

Llanfair Dyffryn Clwyd,
Ruthin, Denbighshire LL15 2UH

Price
£550,000

A substantial six bedroom detached country residence set within extensive informal gardens and paddock extending to an area of about 3.14 acres, located in a quiet backwater on a minor country lane with enviable views across The Vale and Clwydian Hills yet only 1.5 miles from the town centre. Ty Isa is an elegant period house which has benefited from extension to provide an adaptable residence yet would lend itself to further extension subject to the usual consents being obtained. It affords conservatory entrance, hall, sitting room, library, dining room, study, breakfast room, kitchen, utility room, side hall, bedroom with en-suite, large conservatory and office. First floor landing, bedroom with en-suite, four further bedrooms, family bathroom and detached garage. Extensive sweeping lawns and adjoining paddock.

Ty Isa is located about 1 mile from the village of Llanfair Dyffryn Clwyd, which is a small rural village standing on the A525. The market town of Ruthin is within easy reach and provides an extensive range of facilities together with good road connections towards Chester, Wrexham and beyond.

THE ACCOMMODATION COMPRISES

RECEPTION CONSERVATORY

18'4" x 9'6" max (5.59m x 2.90m max)

Outbuilt wood grained effect double glazed reception conservatory with pitched polycarbonate roof, heather brown tiled floor, feature exposed stonework and two wall light points. Glazed and panelled door leading to:

HALL

There is a fine painted panelled finish to the walls incorporating moulded coved ceiling and a box panelled radiator. Staircase rising off.

SITTING ROOM

19'1" x 13'6" overall (5.82m x 4.11m overall)

An elegant room with two windows, one of which enjoys splendid views across the gardens towards the Clwydian Hills. Attractive Adam style fireplace with slate inset and hearth and white painted surround, recess display niche with shelving, dado rail, coved ceiling, box panelled radiator and radiator.



STUDY

12'9" x 11'4" (3.89m x 3.45m)

Twin glazed doors opening to the conservatory. Fitted book shelving to two walls together with a deep recessed fireplace with tiled insert, raised slate hearth and an ornate cast iron fire grate. Further three quarter depth window with Venetian blind to the gable elevation. Wood grained effect laminate floor covering and box panelled radiator.



DINING ROOM

13'10" x 12'8" (4.22m x 3.86m)

Walk in under stairs storage cupboard, two further cupboards to either side of the former chimney breast with shelving. Double glazed window with deep slated sill, wood grained effect laminate floor covering and panel radiator.

STUDY

11'1" x 7'5" (3.38m x 2.26m)

Three quarter double depth double glazed window with heather brown tiled sill. Telephone point and box panel radiator.

BREAKFAST ROOM

12'5" x 9'11" (3.78m x 3.02m)

A well lit room with Georgian style glazed door opening to the rear garden together with a three quarter depth double glazed windows affording views across the gardens and the Vale of Clwyd. Wood grained effect laminate floor covering, two fitted cabinets and a wall mounted Environ Heat room heater.

KITCHEN

14'11" x 9'10" (4.55m x 3.00m)

Fitted with an extensive range of base and wall mounted cupboard and drawers with a cream painted finish to door and drawer fronts and contrasting solid granite working surface. Inset single drainer sink with inset one and a half bowl sink with drainer and mixer tap. Stainless steel fronted Neff microwave and double oven, inset four ring Rangemaster electric hob with convector hood and light over, integrated fridge, void and plumbing for dishwasher, tiled walls and halogen downlighter. Two double glazed windows overlooking the gardens and ceramic tiled floor.



UTILITY ROOM

9'1" x 9'8" (2.77m x 2.95m)

Fitted base and wall units with inset single drainer sink, plumbing for washing machine and tumble dryer. Tiled splashback, ceramic tiled floor to match kitchen, boiler cupboard housing a newly installed Firebird oil fired boiler providing the domestic hot water and central heating. Further built in double door cupboard with hanging rail.

SIDE HALL

11'8" x 10'2" (3.56m x 3.10m)

Glazed door leading to the front elevation. Further glazed door leading through to the office. Pine clad ceiling with exposed stonework in part and ceramic tiled floor to match the kitchen.

BEDROOM

13'7" x 9'4" (4.14m x 2.84m)

Two built in double door wardrobes, pine clad ceiling, two windows and panel radiator.

EN-SUITE SHOWER ROOM

Enclosed cubicle with glass screen with electric shower, pedestal wash basin and low level WC. Tiled walls, pine clad ceiling with Velux roof light, ceramic tiled floor and panel radiator.

CONSERVATORY

19'10" x 15'3" (6.05m x 4.65m)

A delightful room with pine clad ceiling in part together with double glazed conservatory with polycarbonate pitched roof, TV aerial point and panel radiator.



LIBRARY

13'6" x 13'0" (4.11m x 3.96m)

An interesting room with five double glazed windows, high ceiling with downlighters and wood grained effect laminate floor covering.

'L' SHAPED LANDING

Two double glazed windows. A deep louvred door airing cupboard with cylinder and slatted shelving and box panelled radiator.

BEDROOM ONE

13'5" x 12'8" (4.09m x 3.86m)

Double glazed window to the front elevation with far reaching views in a southerly direction along the Vale. A range of fitted wardrobes comprising three double and three single door wardrobes providing hanging rails and shelving together with locker storage cupboards over bed recess

with display niches and cabinets, matching chest of drawers. Panel radiator.

EN-SUITE

White suite comprising corner cubicle with Mira shower, vanity unit with bowl, bidet, low level WC, tiled walls, pine clad ceiling, double glazed window, shaver point and a heated ladder radiator.

BEDROOM TWO

13'4" x 13'4" (4.06m x 4.06m)

Fitted bookshelves to recess. Double glazed window with far reaching southerly views. Double door wardrobe, wood grained effect laminate floor covering and panel radiator.

BEDROOM THREE

12'6" x 8'2" (3.81m x 2.49m)

Entrance lobby with louvred door and walk in wardrobe. The bedroom has a vaulted ceiling which is pine clad in part with two Velux roof lights, further double glazed window, wood grained effect laminate floor covering and box panelled radiator.

BEDROOM FOUR

16'0" x 11'1" (4.88m x 3.38m)

A fine pine boarded floor with two double glazed windows and two panel radiators. Adjoining:

BEDROOM FIVE

19'1" x 7'2" (5.82m x 2.18m)

Two Velux roof lights. Two under eaves stores. Wood grained effect laminate floor covering and panel radiator.

BATHROOM

10'5" x 7'5" (3.18m x 2.26m)

Large corner bath with shower attachment. Vanity unit with inset bowl with large mirror and light over, bidet and low level WC. Box panelled radiator.

OUTSIDE

The property is approached over a minor country lane about 0.5 mile from the A525(t). There is a splayed entrance with decorative wrought iron gates opening to a drive which extends to the house and to the left hand boundary with large parking area and garage/workshop.



GARDENS

The house stands within extensive informal lawned grounds which benefit from uninterrupted and breathtaking views along The Vale and Clwydian Hills extending to about 1.25 acres. There are many mature trees and established shrubberies.



PADDOCK

Located beyond the gardens is a large grassed paddock providing an ideal enclosure for those who wish to keep horses as the area is noted for it's many minor lanes and bridleways.

DIRECTIONS

From Ruthin take the A525(t) Wrexham road and on leaving the town boundary continue for about 0.5 mile and take the first left turn on to a minor lane which is Jericho Lane. Continue for about 0.5 mile and the property is on the left.

VIEWING

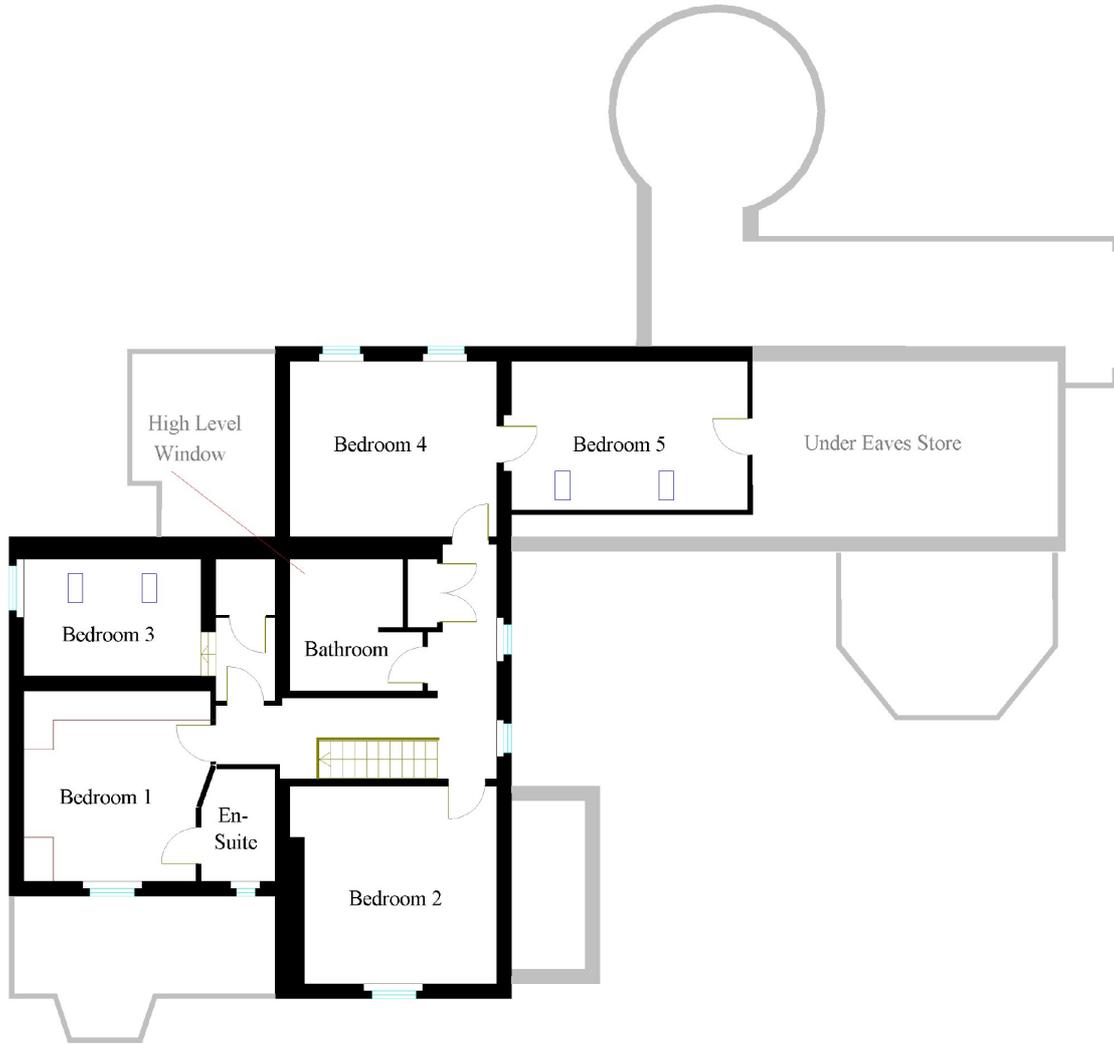
By appointment through the Agent's Ruthin
Office 01824 703030.

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

HME / JET

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