



Cerrigydrudion,
Corwen, Denbighshire LL21 9TE

Price
£485,000

NO ONWARD CHAIN. An imposing and highly appointed five bedroom detached country house standing in a slightly elevated setting amidst informal gardens and paddocks extending in total to about 2.3 acres, commanding panoramic views over adjoining rolling countryside towards Snowdonia. Located off a minor no-through country lane some two miles from Cerrigydrudion and the A5. Parc Newydd is a very substantial country house which has benefited from extension and refurbishment over the years to combine a wealth of original features with high quality modern amenity to include a bespoke Tegla kitchen. It affords an out-built and enclosed entrance porch opening to a spacious 'L' shaped reception hall, sitting room with inglenook fireplace and bespoke oak cabinets, day lounge, large conservatory, luxury bespoke kitchen/breakfast room with AGA, first floor landing with five bedrooms to include two with en suite shower rooms, a family bathroom, double glazing and oil central heating, long sweeping and private drive, a range of outbuildings to include stable/loose

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LOCATION

The property is located in a secluded rural setting approximately half a mile from the B4501 Cerrigydrudion to Denbigh road, some two miles from Cerrigydrudion and approximately 16 miles from Ruthin. The A5 provides excellent road links for those wishing to commute throughout the region and ease of access into the Snowdonia National Park. The nearby market towns of Denbigh and Ruthin provide a good range of facilities catering for most daily requirements whilst the nearby village has a general store, post office and primary school.



THE ACCOMMODATION COMPRISES:

Two part glazed doors leading to:

ENCLOSED OUTER PORCH

5.28m x 1.60m (17'4" x 5'3")

Double glazed window, two wall light points, vaulted ceiling exposed beams, ceramic tiled floor and panelled radiator. Part glazed door leading to:

'L' SHAPED RECEPTION HALL

6.20m (max) x 4.70m (max) (20'4" (max) x 15'5" (max))

Feature exposed stone wall in part together with slate flooring in part. Staircase rising off with enclosed under stairs cupboard, two wall light points and panelled radiator.



SITTING ROOM

6.45m plus bay x 5.31m (21'2" plus bay x 17'5")

A splendid room benefiting from a deep bay window to the front elevation designed to take full advantage of the far reaching views, a substantial stone chimney breast with recessed fire grate and raised side hearth together with bespoke oak fronted fitted cabinets to either side by Tegla and providing a combination of display cabinets and drawers. Five wall light points and three panelled radiators.



DAY LOUNGE

5.18m x 4.14m (17'0" x 13'7")

Feature stone chimney breast with a Coalbrookdale enclosed cast-iron fire, three wall light points, telephone point and two panelled radiators. Twin glazed doors opening to:



CONSERVATORY

7.32m (max) x 4.19m (max) (24'0" (max) x 13'9" (max))

Designed to take full advantage of the far reaching views across countryside towards Snowdonia, it is of UPVC wood grained effect construction with double glazed windows and glazed roof. Two Dimplex room heaters together with ceramic tiled floor, wall light points and two doors opening to the garden.



KITCHEN/BREAKFAST ROOM

5.08m x 4.60m (16'8" x 15'1")

A stunning range of bespoke Tegla kitchen furniture arranged around a substantial stone chimney breast with an inset cream enamelled AGA with twin hob plate, double oven and with granite work tops to either side with lighting. The kitchen is designed to a farmhouse style providing a combination of solid oak fronted and cream painted cabinets and drawers providing two larger style units with fitted shelving together with storage space. Inset four-ring ceramic hob with concealed convector hood over, built-in electric oven, space for American style fridge freezer, integrated dishwasher, solid marble working surfaces, Belfast glazed sink, part tiled walls, slate slab floor and panelled radiator.



UTILITY ROOM

3.33m (max) x 3.07m (10'11" (max) x 10'1")

Fitted work surface to include sink, void and plumbing for washing machine, space for tumble dryer, ceramic tiled floor and panelled radiator.

CLOAKROOM

Low level wc, wash basin and extractor fan.

FIRST FLOOR LANDING

6.73m (max) x 4.70m (max) (22'1" (max) x 15'5" (max))

Spacious 'L' shaped area with feature exposed stonework in part together with two double glazed windows to the front elevation, a high vaulted ceiling and panelled radiator.



BEDROOM ONE

5.21m x 4.11m (17'1" x 13'6")

Two double glazed windows and panelled radiator.

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BEDROOM FIVE

4.88m x 2.08m plus deep door recess (16'0" x 6'10" plus deep door recess)

Double glazed window and radiator.

BATHROOM

3.33m x 2.13m (10'11" x 7'0")

A spacious room with a quality white suite comprising panelled bath with electric shower over, pedestal wash basin, bidet and low level wc. Fitted airing cupboard with lagged cylinder and slatted shelving, part tiled walls, extractor fan and panelled radiator.

OUTSIDE AND GARDENS

The property is approached over a long sweeping tarmacadam drive which extends through the land and gardens to a wide 'L' shaped hardstanding which extends across the majority of the front elevation and in part to one side. There is an informal lawned garden to the front with lower level random stone boundary walling in part together with a shaped lawn and defined hedging. There is a further garden adjoining the rear elevation in terraced form with flower and shrub borders and pleasing views towards Snowdonia to one side with a conservatory.



The property extends in total to approximately 2.3 acres and all is within a ring fence.

BEDROOM TWO

5.26m x 3.38m (17'3" x 11'1")

Three double glazed windows, vaulted ceiling and double panelled radiator.



EN SUITE SHOWER ROOM

White suite comprising corner cubicle with electric shower, pedestal wash basin, low level wc, part tiled walls to dado, extractor fan, wall mounted light and shaver socket, ceramic tiled floor, double glazed window and radiator.

BEDROOM THREE

3.40m x 3.25m (11'2" x 10'8")

Double glazed window and radiator.



AGENT'S NOTE

Denbighshire County Council - Council Tax Band F

DIRECTIONS

From the Agent's Ruthin Office take the B5501 Cerrigydrudion road proceeding for some 14 miles to Cerrigydrudion. On entering the village, follow the road to its centre and take the right turn just beyond the former garage and bank onto the B5401 Denbigh road. Continue past the primary school and continue on this road for approximately 1.25 miles. On reaching the brow of the hill take the next minor left turning which is at a point before the road bears right towards Llyn Brenig. Follow the country lane to the 'T' junction and turn right whereupon the driveway leading Parc Newydd will be found on the right hand side.

VIEWING

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

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

EN SUITE SHOWER ROOM

White suite comprising corner cubicle with electric shower, pedestal wash basin and low level wc, part tiled walls to dado, extractor fan, ceramic tiled floor, double glazed window and radiator.

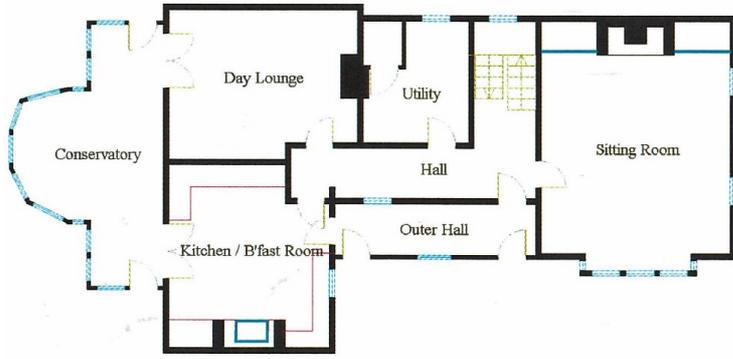
BEDROOM FOUR

3.48m x 2.44m (11'5" x 8'0")

Fitted wardrobes with locker storage cupboards over, double glazed window and radiator.



In addition, there is an open fronted twin car port together with a kitchen garden and orchard, a timber framed greenhouse and two garden stores.



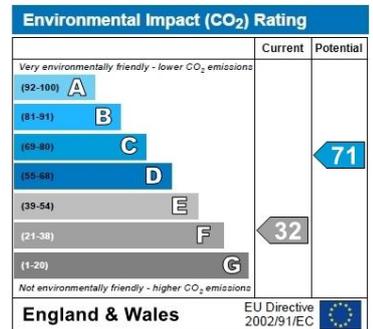
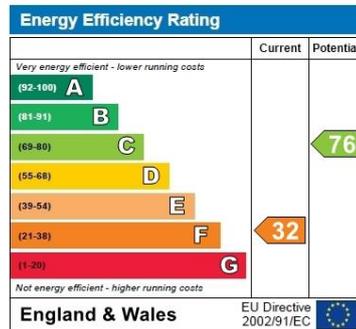
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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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Hope House

