

**Cavendish**

RESIDENTIAL

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Melin Y Wig,  
Corwen, Denbighshire LL21 9RG

**Price**  
**£465,000**

A highly appointed four bedroom detached period farmhouse together with detailed planning consent for the renovation and conversion of an adjoining building into a separate two storey, 3 bedroom detached house, 2350 sq ft purpose built stock shed providing stabling, loose box and stores, informal gardens and pasture land, the whole extending to 4.75 acres. **ADDITIONAL 3 ACRES AVAILABLE BY NEGOTIATION.**

Located in an enviable rural setting commanding far reaching mainly southerly views across the valley and rolling countryside, some four miles from the A5 at Maerdy, nine miles from Ruthin and 13 miles from Llangollen.

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# Melin Y Wig, Corwen, Denbighshire LL21 9RG

## LOCATION

Located on a minor country lane about 0.25 mile from the hamlet of Melin y Wig in the upper part of the valley of the River Clwyd. The property provides an unique opportunity to acquire an attractive farmhouse which has been sympathetically renovated to provide a wealth of original features with modern amenities together with a large detached former barn with ancillary building/former shippon which benefits from full detailed planning consent for conversion to provide a two storey house, which would be ideal as a holiday cottage or occupied as a private residence. A particular feature of the barn is the fact that it is orientated away from the house and enjoys a stunning vista across the valley.



## MELIN Y WIG

Melin Y Wig is a small secluded hamlet nestling at the head of a sheltered valley with the River Clwyd at it's heart located some 3 miles from the A5 at Maerdy. The towns of Corwen is within 7 miles providing local facilities, 10 miles from Llangollen, 12 miles from Ruthin and with good road links towards Chester and Wrexham.

## ENTRANCE PORCH

3.20m x 1.80m (10'6" x 5'11")

Large out-built and enclosed entrance porch with panelled door, Georgian style double glazed windows, painted wall panelling to dado and a terracotta style ceramic tiled floor. Wide and deep archway leading through to:

## CENTRAL HALL

4.27m (max) x 2.34m (14'0" (max) x 7'8")

With matching floor, beamed ceiling and a panelled door leading to both the kitchen and also to the inner half-landing and utility room.



## DINING ROOM

4.67m x 3.68m (15'4" x 12'1")

An attractive room with a splendid former inglenook fireplace with feature exposed stonework and substantial beam, wood burning stove, slate effect ceramic tiled flooring, beamed ceiling, wall light points, two cottage style windows (one single glazed) and panelled radiator. Steps leading down to:



## LOUNGE

5.05m x 4.14m (16'7" x 13'7")

A beautiful room with a high vaulted ceiling with an impressive exposed 'A' frame truss and purlins; it is a light and airy room with two double glazed windows to the front elevation, one with deep sill, and twin double glazed french doors opening to the rear garden. Freestanding cast-iron stove on a raised hearth, pine boarded flooring and ceiling lights.



## KITCHEN/BREAKFAST ROOM

6.35m x 2.82m (20'10" x 9'3")

## BREAKFAST AREA

Feature exposed brick wall with arched and deep recess with a raised hearth and a cast-iron multi-fuel fire grate. Range of base units with a white high gloss finish to door and drawer fronts to match kitchen together with contrasting stone effect working surface. Display niche with timber shelving, cottage style window to the front elevation with a deep sill, ceramic tiled floor and panelled radiator.



## FARMHOUSE STYLE KITCHEN

Newly refitted in early 2017 a contemporary range of base storage cupboards and drawers with a white high gloss finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset stainless steel sink, Flavel electric range cooker with double oven and 6 electric hobs, large extractor hood to match, integrated dishwasher and fridge, two large larder cupboards, tiled splash backs, painted boarded ceiling and stone effect ceramic tiled floor. Archway through to:



## LARGE UTILITY ROOM

3.15m x 3.07m (10'4" x 10'1")

With terracotta style floor, fitted cupboards with work top and void for washing machine, fitted boiler cupboard with a Firebird oil fired boiler providing domestic hot water and heating. Panelled door to rear.



## BATHROOM

3.38m x 1.60m (11'1" x 5'3")

Modern white suite comprising panelled bath, separate shower cubicle with electric unit, pedestal wash basin and wc. Part tiled walls, terracotta style ceramic tiled flooring and double glazed window. Heated chrome ladder style towel rail.

## FIRST FLOOR



# Melin Y Wig, Corwen, Denbighshire LL21 9RG

## SPLIT LEVEL LANDING

With vaulted ceiling and exposed purlins.

## BEDROOM ONE

4.75m x 3.45m (15'7" x 11'4")

High vaulted ceiling with exposed purlins, built-in double door wardrobe, newly fitted out-built wardrobes, pine flooring cottage style double glazed window to the front and panelled radiator.



## BEDROOM TWO

3.43m x 2.74m (11'3" x 9'0")

Vaulted ceiling with exposed purlin, built-in double door wardrobe, pine flooring, cottage style window and radiator.



## BEDROOM THREE

3.66m x 2.79m (12'0" x 9'2")

Vaulted ceiling with exposed purlins, pine flooring and radiator.



## BEDROOM FOUR

2.64m x 2.39m (8'8" x 7'10")

High vaulted ceiling with exposed purlins, cottage style window, boarded floor and radiator.

## OUTSIDE

The property is approached over a splayed entrance with a gravelled hard standing providing space for parking a number of cars to the front of the farmhouse and to one side of the farm building and with a separate access to one side providing access to the fields.

Former farm buildings.

There are two redundant buildings adjoining the parking area and Barn with consent for conversion. The larger, a former shippoon is used for storage and is to be

demolished should the barn be sold off and converted, the other a smaller building is to be retained for a general store.

To the front of the house is an informal lawned garden with access to one side leading to the rear where there is a further informal garden being mainly lawned.



## DETACHED BARN

24.54m x 8.08m (80'6" x 26'6")

A substantial former barn located to one side of the farmhouse with separate access on to the minor lane, it has been redundant for many years and has detailed planning consent for conversion to provide a 3 bedroom detached house without any restriction on its occupancy and therefore could be ideal as a holiday cottage or sold off as a building for development with gardens and possibly land including either part of the adjoining land or to the opposite side of the road.

The proposed accommodation will provide:

Ground Floor.

Out-built porch opening to large central hall with turned staircase, inner hall and 3 bedrooms, bathroom & w.c;

## First Floor:

Open plan kitchen and dining room, inner lobby with staircase and cloakroom & w.c; spacious lounge with picture window to the front.



## PASTURE LAND

The land is divided into a number of enclosures all laid down to permanent pasture. It benefits from extensive road frontage onto the lane leading down to Melin y Wig and also with separate access to the upper part of the holding adjoining the main drive.



## STOCK SHED

27.74m x 8.08m overall (91'0" x 26'6" overall)

A purpose built portal frame building with corrugated metal walls and roof with a concrete floor throughout. Internally it is sub-divided to provide a workshop/tack room 26'6" x 10'4" (8.08m x 3.15m) and door leading through to the main part of the building measuring 80'6" x 26'6" (24.54m x 8.08m) with a concreted floor throughout, timber partitioned stabling in part and wide doors providing access to the adjoining field.

## TWO BERTH STATIC MOBILE HOME

A modern two berth static home located to one side is included in the sale. It is connected to mains electricity and the septic tank drainage system.

## AGENT'S NOTE

Denbighshire County Council - Council Tax Band F.

## DIRECTIONS

From the Agent's Ruthin Office take the A494 Corwen Road proceeding for some 7 miles to the hamlet of Bryn SM, denoted by the petrol station. Continue for a further 250 yards and take the right turning signposted Melin Y Wig and follow this minor country lane for some 2 miles. On reaching the outskirts of the village turn right for the centre and continue for some 300 yards. Turn left at the three way road junction and follow the road up the hill for about 0.2 mile and the property is on the right.

## VIEWING

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

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

HME/JF



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

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