



Derwen,
Ruthin, Denbighshire LL21 9SH

Price
£895,000

Only recently completed, a stunning Grade II Listed period barn, converted to exacting standards to provide a beautifully appointed four bedroom residence, combining a wealth of original features with modern amenity together with a detached one bedroom, self-contained cottage, informal grounds and adjoining pasture land - the whole extending to about 19.25 acres. Ruthin 5.8 miles, Mold 17 miles and Chester 40 miles. Canopy entrance, reception hall with galleried landing, cloakroom, elegant sitting room, splendid full height dining room / day lounge with a wealth of exposed wall and roof beams, farmhouse style kitchen with electric AGA, utility room, inner hall with two bedrooms both en-suite; first floor landing, splendid master bedroom with wardrobes and a luxury en-suite bathroom. External staircase to a unique guest bedroom with en-suite shower room, landscaped gardens with raised south facing patios. Detached, one bedroom, self-contained cottage with a large open plan lounge / dining room, kitchen, bedroom and bathroom. CONTINUED OVER ..

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Timber framed and cedar clad workshop and double open fronted car port and pasture land. The barn has been designed and developed by the owners to an exacting standard, exposing and enhancing many of the original features whilst incorporating high levels of insulation and modern technology with under floor heating to the ground floor, serviced by both electric and solar thermal panels together with oil fired heating - reducing running costs to a minimum. The specification throughout is to a very high level with bespoke oak windows and external doors together with a fine oak staircase leading to a galleried landing, solid stone floors to the majority of the ground floor with under floor heating. The rooms are spacious centred on an elegant sitting room and a full height day lounge / dining room, a bespoke fitted kitchen with electric AGA and all bedrooms have luxury en-suite facilities.

The adjoining cottage has also been restored to provide ideal accommodation for a dependant relative or alternatively for holiday letting. Llwyn Isa Barn stands approximately 5.8 miles from the market town of Ruthin in the heart of rolling countryside in the valley of the River Clwyd and approximately 0.5 mile from the main A494 Ruthin to Corwen Road. The nearby town provides an extensive range of facilities catering for most requirements, whilst there are good roads towards Chester and beyond.

THE ACCOMMODATION

A fine outbuilt canopy entrance with slate and cobbled step, wide bespoke oak panelled door leading to:

RECEPTION HALL

4.22m x 4.57m (13'10 x 15')

A stunning galleried reception hall with a high vaulted ceiling with exposed purlins and rafters, oak staircase rising to the gallery, riven stone floor, mock wall beams and two oak framed and double glazed French doors opening to the south facing patio.



CLOAKROOM

0.91m x 2.11m (3' x 6'11)

Tiled top with storage cupboard and white glazed sink with cascade tap, traditional style high flush WC, matching floor, extractor fan.

SITTING ROOM

7.67m max x 3.51m (25'2 max x 11'6)

An elegant, light room with a heavy beamed ceiling and a wide oak framed double glazed French window with views across the patio towards wooded countryside. Decorative oak fire surround and mantle with a raised slate hearth (no flue), wall light points, TV aerial point.



DINING ROOM / DAY LOUNGE

7.39m x 3.45m (24'3 x 11'4)

A splendid room with a high vaulted ceiling with original exposed 'A' frame roof trusses, purlins and rafters. There are oak framed windows with rural views and French doors opening to the southern elevation. The room is lined in oak wall beams with original deep arrow slits to gable,

ripen stone floor, raised hearth with a free standing multi-fuel fire grate. Wide arch and steps leading down to:



ADDITIONAL PHOTO



FARMHOUSE KITCHEN

3.66m x 3.45m (12' x 11'4)

Dark brown enameled oil fired AGA with hot plate and ovens, a bespoke kitchen with painted finish to door and drawer fronts, with contrasting solid oak working surfaces with inset four ring electric hob, built in double oven, white glazed Belfast sink with mixer tap, deep recess for American style fridge freezer. Double glazed oak framed window with deep sill over looking the wide patios, beamed ceiling and a ripen stone floor.



UTILITY ROOM

2.21m x 3.89m (7'3 x 12'9)

Heavy beamed ceiling, matching floor, fitted working surface with inset one and a half bowl sink with under cupboard, void and plumbing for washing machine and tumble dryer. Double glazed window and stable door to a covered side entrance. Worcester oil fired boiler.

INNER HALL

Located off the sitting room.

BEDROOM TWO

4.27m x 2.92m (14' x 9'7)

Double glazed window with deep sill overlooking the front elevation, partially vaulted ceiling with exposed purlins and downlighters.



EN-SUITE SHOWER ROOM

1.63m x 3.35m (5'4 x 11')

Quality white suite comprising corner cubicle with high output shower, pedestal wash basin and WC, painted match board to dado, partially vaulted ceiling with exposed purlins, downlighters and extractor fan. Ceramic tiled floor and chrome towel radiator.

BEDROOM THREE / STUDY

4.17m x 2.84m max (13'8 x 9'4 max)

Heavy beamed ceiling, double glazed window.

EN-SUITE SHOWER ROOM

1.19m x 2.49m (3'11 x 8'2)

White suite comprising large walk in cubicle with high output shower, pedestal wash basin and WC. Beamed ceiling, ceramic tiled floor and chrome towel radiator.

FIRST FLOOR

GALLERIED LANDING

From which there is a stunning aspect over the dining room, with half height double glazed French doors opening to a 'Juliette' balcony.



BEDROOM ONE

7.67m x 3.58m (25'2 x 11'9)

A splendid room, formed within the main roof space, with exposed purlins and rafters together with ceiling downlighters. There are three low level windows, one incorporating a 'Juliette' balcony. Concealed wardrobe beyond with open fronted hanging rails and shelving.



EN-SUITE BATHROOM

4.17m x 2.64m (13'8 x 8'8)

A luxury bathroom with quality white suite comprising a contemporary roll edged bath with claw feet and combination shower and tap unit, separate walk in cubicle with high output shower, pedestal wash basin and WC. Painted match board to dado with a partially vaulted ceiling, exposed purlins, two Velux roof lights and ceramic tiled floor. Chrome towel radiator.



FITTED PLANT ROOM

With storage cylinders forming part of the solar panel and heating system.

BEDROOM FOUR

3.96m x 3.66m (13' x 12')

A unique room, which is approached via an external staircase. A delightful room with an oak panelled entrance, high vaulted ceiling with exposed purlins and downlighters, two low level double glazed windows with a side lobby with built in double door wardrobes to either side with

hanging rails and shelving.



EN-SUITE SHOWER ROOM

2.54m x 2.74m (8'4 x 9')

Wide walk in cubicle with high output shower, traditional pine cabinet incorporating wash basin with tiled upstand and mirror. Low level WC, partially vaulted ceiling with exposed purlin, extractor fan and downlighters. Oak laminated flooring.

LLWYN ISA BACH

The Cottage:



THE ACCOMMODATION

Oak panelled and painted door leading to:

ENTRANCE LOBBY

Heather brown tiled floor and radiator. Recess to one side with worktop and plumbing for washing machine, space for fridge freezer.

CENTRAL LOUNGE / DINING

8.38m x 5.08m (27'6 x 16'8)

A large, open plan central lounge / dining room with a partially vaulted ceiling with exposed lower trusses and frame. It is well lit with double glazed French doors and matching side panels to the south facing front elevation. Traditional inglenook style fireplace with a large supporting beam, raised heather brown tiled hearth which extends into a display niche to one side with shelving, free standing cast iron multi-fuel fire grate. TV aerial point, further double glazed window to the rear elevation and two panel radiators.



ADDITIONAL PHOTO



KITCHEN

2.03m x 2.74m (6'8 x 9')

Fitted base and wall cupboards with a light tone finish to door and drawer fronts, with contrasting wood effect working surfaces, inset one and a half bowl sink, space for slot in electric cooker. Worcester oil fired boiler providing domestic hot water and heating, heather brown tiled floor, single glazed window to the rear, high vaulted ceiling with downlighters and radiator.



BEDROOM

5.08m x 3.48m (16'8 x 11'5)

Located off the lounge. A spacious room with a partially vaulted ceiling to match the lounge, fitted wardrobes to one wall comprising three double and one single door wardrobe. Double glazed French doors with matching side panels to the front elevation. Panel radiator.



SHOWER ROOM

1.83m max reducing to 0.91m x 2.95m (6' max reducing to 3' x 9'8)

Large cubicle with high output shower, pedestal wash basin with WC. Two single glazed windows, tiled effect floor covering and radiator.

OUTSIDE

The property is approached over a long Tarmacadam drive which is in the ownership of the barn and over which the owners of the adjoining Llwyn Isa Farmhouse have a Right of Way. The driveway extends across the front elevation of the house with extensive Tarmacadam and gravel parking for both this and the cottage. To one side is a new purpose built, timber framed and cedar clad garage.



GARAGE

A new, purpose built, 'L' shaped garage and car port - providing two covered car ports with concealed storage to the rear with shelving and an enclosed garage / workshop to one side with timber panelled doors in, personal door to side and extensive open fronted rack shelving.

SOLAR ELECTRIC PANELS

16 panels generating approx 4.1KW in total have been fitted to the garage roof which feed into the National Grid.

GARDENS

The gardens are mainly to the south western elevation with an extensive raised stone flagged patio with steps leading down to a lower lawned area with established borders.



VIEWS



LAND

The land is located mainly to the front of the house. It is divided into two field enclosures with one field having extensive frontage to the adopted country lane. It is all laid down to permanent pasture and is ideal for those wishing to keep horses and livestock.

AGENT'S NOTE

Denbighshire County Council - Tax Band G (Llwyn Isa Barn) and Tax Band B (Llwyn Isa Bach)
Llwyn Isa Bach current Energy Rating: 47 (E). Full EPC available for inspection at the Agent's Ruthin office.

DIRECTIONS

From Ruthin take the A494 Corwen Road proceeding for some 5.8 miles through the village of Pwllglas. On passing the entrance to the Nant Clwyd Estate continue for a further mile and take the right turning signposted

Clawddnewydd. Follow the road down the dip and up the hill whereupon the first driveway on the left hand side leads into Llwyn Isa.

VIEWING

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

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

HME / JET - 07.07.2014



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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