

Cavendish

RESIDENTIAL

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Pentre Coch,
Ruthin, Denbighshire LL15 2YF

Price
£725,000

A BEAUTIFUL 3 BEDROOM DETACHED HOUSE PLUS A CONVERTED ONE BEDROOM SELF-CONTAINED BARN, SET IN A SPLENDID AND TRANQUIL RURAL POSITION IN LANDSCAPED GROUNDS, Paddock AND LAND OF ABOUT 12 ACRES.

Featured in 'Escape to the Country', Waen Y Ffynnon is set in a stunning location with breathtaking open views across the Clwyd valley and across the Clwydian Hills at the rear of the property. The recently upgraded three bedroom house includes an impressive self-contained barn which could be used as a holiday let. The accompanying 12 acres of land includes areas of gardens, woodland and a wild flower meadow.

Graigfechan 1.5 miles, Ruthin 5 miles, Chester 26 miles.

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LOCATION

Waen Y Ffynnon is beautifully positioned in a very secluded setting on the upper slopes of a narrow valley of the Clwydian Hills about 1.25 miles from the hamlet of Pentre Coch and approximately 5 miles from Ruthin. The house is also within 0.25 mile of the Offa's Dyke footpath which runs along the top of the Clwydian Hills. In the neighbouring village of Graigfechan, which is approximately 1.5 miles away, there is a local pub and restaurant. The owners have undertaken a recent programme of modernisation and refurbishment which has included a combination of double and triple glazed windows. The two properties are designed to take full advantage of the splendid rural views particularly in a westerly direction, and both are highly appointed. The accommodation is versatile, as the barn conversion in particular can provide an ideal entertainment room with a high vaulted ceiling and galleried landing, together with one bedroom self-contained accommodation, ideal for a dependant relative or letting as a holiday cottage. The 12 acres of grounds and gardens can only be appreciated upon inspection, with stunning views in every direction.

THE ACCOMMODATION COMPRISES

UPVC double glazed door opening to:

SUN LOUNGE / CONSERVATORY

5.23m x 4.29m (17'2" x 14'1")

Recently extended to provide a very spacious and light and airy room with splendid views over the sun terrace and gardens, with double glazed windows to three sides, partially vaulted ceiling with glazed roof windows, concealed lighting and door to terrace. Stone effect floor tiling with electric under-floor heating.



SITTING ROOM

4.37m x 4.14m (14'4" x 13'7")

Painted open beam ceiling, chimney breast with a recessed fireplace and a terracotta clay hearth, decorative archway and a free standing cast iron multi-fuel fire grate, fitted book cases and cupboards to both alcoves, triple glazed window to the eastern elevation and a ¾ depth window with surround and window seat overlooking the conservatory. Wall light point and two panelled radiators.



BREAKFAST ROOM

4.04m x 2.34m (13'3" x 7'8")

Painted beamed ceiling, triple glazed window with deep sill affording westerly aspect, and single panelled radiator. Twin glazed doors opening to the rear hall.



REAR HALL

5.54m x 3.10m reducing to 2.59m (18'2" x 10'2" reducing to 8'6")

Square turned balustrade staircase rising off to a galleried landing, triple glazed window with decorative leaded glass to the outer door, built-in double and single door wardrobes providing hanging rail and storage. Panelled radiator and recently installed front door.



CLOAKROOM

Modern white suite comprising wash basin and wc, fully tiled walls, extractor fan, triple glazed window, cushion flooring and radiator.



PANTRY

2.36m x 1.24m (7'9" x 4'1")

Tiled floor and fitted wall shelving. Triple glazed window.

FIRST FLOOR

LANDING

2.95m x 2.84m (9'8" x 9'4")

Double glazed window affording a pleasing easterly aspect together with a Velux double glazed roof light, feature exposed purlin and a fine square turned painted balustrade. Airing cupboard with pre-lagged cylinder and immersion heater, and a further linen cupboard to one side. Square archway to the study.



UTILITY ROOM

2.39m x 1.93m (7'10" x 6'4")

Circular basin sink, modern Worcester high output condensing LPG boiler providing domestic hot water and central heating, and solar panels on roof supplementing the domestic hot water system. Two triple glazed windows, ceramic tile floor and radiator.

KITCHEN / BREAKFAST ROOM

4.09m x 3.66m (13'5" x 12')

A well lit room with wide twin glazed double doors opening to the western elevation, the kitchen has been refurbished with a quality range of base and wall mounted cupboards and drawers with solid medium oak panels to door and drawers fronts, contrasting black granite working surfaces to include a large peninsular breakfast bar. A range of built-in appliances to include a Rangemaster cooker with induction hob and stainless steel hood over, microwave, dishwasher and fridge freezer, pull out larder, attractive tiled splash backs, inset sink with tap and light stone effect ceramic tiled floor. Low level fan assisted heating and triple glazed window.



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STUDY AREA

4.06m x 2.24m (13'4" x 7'4")

Triple glazed window with far reaching westerly views. Large built in bookcase, single and double panelled radiator.



BEDROOM THREE

3.51m max x 2.46m plus door recess (11'6" max x 8'1" plus door recess)

Four section mirror fronted wardrobe, two triple glazed windows and single panelled radiator.

BEDROOM ONE

4.37m x 4.06m plus deep square bay recess 1.93m x 1.22m (14'4" x 13'4" plus deep square bay recess 6'4" x 4")

A large bay window designed to take full advantage of the far reaching westerly views and further triple glazed window to rear. The bedroom has a range of modern furnishings with two double door robes together with matching corner wardrobes and dressing table. Two single panelled radiators.



BATHROOM

5.49m x 2.11m overall (18'0" x 6'11" overall)

Luxury white suite comprising shaped contemporary bath, separate walk in cubicle with multi point shower, wash basin and wc, fully tiled walls, ceiling downlighters, three triple glazed windows and two radiators.



BEDROOM TWO

4.09m x 3.63m (13'5" x 11'11")

Double door fitted cupboard, two triple glazed windows and two single panelled radiators.

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INTEGRAL GARAGE

5.41m x 3.71m (17'9" x 12'2")

Formed within the main cottage it has an up and over door to the front, electric light and power installed, Two triple glazed windows. Enclosed staircase rising to the first floor office.

FIRST FLOOR OFFICE

3.12m x 2.74m (10'3" x 9'0")

Created within the roof void to provide an ideal office / study with triple glazed windows to both east and west elevations, affording far reaching views. Including fitted workstation and bookshelves. Electric light and power, telephone and satellite point for broadband.

THE BARN

Located to the west elevation of the cottage, a large converted barn offering very spacious and adaptable accommodation, which is ideal as a self contained annexe or as additional accommodation to the main house. The accommodation affords:



ENTERTAINING ROOM / LOUNGE

8.61m x 4.52m (28'3" x 14'10")

A stunning room with a high vaulted ceiling, it offers a light and airy environment which is well lit with triple glazed windows in the main. It has an impressive stone chimney breast with a raised hearth and a free standing wood burning stove, a white oak boarded floor and a vaulted ceiling with exposed pitched pine beams and two Velux roof lights. There is a fitted bar to one side together with wall light points and five panel radiators. There are double glazed doors leading to both sides of the barn, one of which leads to an outside roofed terrace overlooking the orchard, plus large sliding double glazed doors to the westerly elevation. Pitched pine staircase rising to galleryed landing.



KITCHEN

3.00m x 2.92m (9'10" x 9'7")

Fitted with a range of base and wall units with wood effect working surfaces to provide an inset 1½ bowl sink with drainer and mixer tap, electric cooker point and dishwasher. Two triple glazed windows, open beamed ceiling, new LPG gas fired combination boiler providing domestic hot water and heating, and panelled radiator.



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INNER LOBBY

Leading to:

SHOWER ROOM

2.84m x 1.45m (9'4" x 4'9")

Luxury white suite comprising large cubicle with electric power shower, wall mounted vanity unit with bowl and low level wc. Fully tiled walls and floor, triple glazed window and panelled radiator.

GALLERIED LANDING

4.57m x 2.46m (15'0" x 8'1")

BEDROOM

4.57m x 3.05m max (15'0" x 10'0" max)

Limited headroom in part, it has two Velux double glazed windows and a further triple glazed window to the rear gable. Fitted cupboard, wall light point and panelled radiator.



OUTSIDE

The property is approached over a long private lane which extends for about ½ mile from the adopted highway and over which the homeowners a right of access exists. The driveway extends to a wide tarmacadam hardstanding to part of the front elevation and beyond to the rear, where there is extensive parking for several vehicles.



SUN TERRACE

19'0" x 7'5" (5.8 x 2.25)

A large raised sun terrace recently built to the front elevation adjoining the conservatory and kitchen, it provides an extensive area in natural granite slabs with stainless steel and glazed balustrade and wide steps leading into the garden and to the nearby cottage.



GARDENS

Set within informal grounds of about 1 acre they are principally located west elevation having been carefully landscaped to provide a natural cottage style garden with established flower and shrubbery borders, maturing beech hedging in part together with wide pathways, a natural mountain stream and large kitchen garden with fruit cage. To the front of the house and adjoining the barn are lawns, together with a 5.8m x 2.25m (19'0" x 7'5") luxury swim spa and hot tub. This is a high specification electrically heated swim spa from Passion.



SWIM SPA & HOT TUB

SUMMERHOUSE

A large timber framed and panelled summerhouse.

GARDEN STOREROOMS

Large timber framed and panelled storeroom, log store, further stores and garden w.c.

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PADDOCK AND GROUNDS

To the rear of the house the driveway extends to a paddock of about 2.1 acres.



WOODLAND

To the southern elevation is a large area of sloping ground, within which over 2,500 native broadleaf trees have been planted some 25 years ago and are now developing into a splendid parcel of mature woodland. There is a further parcel of land which adjoins the drive and garden.

SERVICES

We understand the property has a private spring water supply - details of which will be available upon inspection.

ALARM SYSTEM - The property benefits from a sophisticated alarm system which covers the cottage, barn and grounds. Details of which will be available upon inspection.

BROADBAND. - We understand the property has a satellite based internet contract providing between 12mb and 15mb download speed, details of which are available upon inspection.

DIRECTIONS

From the Agent's Ruthin Office proceed down Well Street and upon reaching the junction with Station Road turn right at the T Junction onto the A525 Wrexham Road. Upon reaching Llanfair DC take the left turning signposted Graigfechan. Continue across the staggered crossroads with the B5429 and follow the lane up the hill to the T Junction and turn right. Follow the road through the hamlet of Pentre Coch and continue up the hill for approximately 1/3 mile. The lane leading to Waen Y Ffynnon will be found on the left hand side of a sharp left hand bend denoted by the property name plate and cattle grid.

AGENT'S NOTES

Denbighshire County Council - Tax Band H.

VIEWING

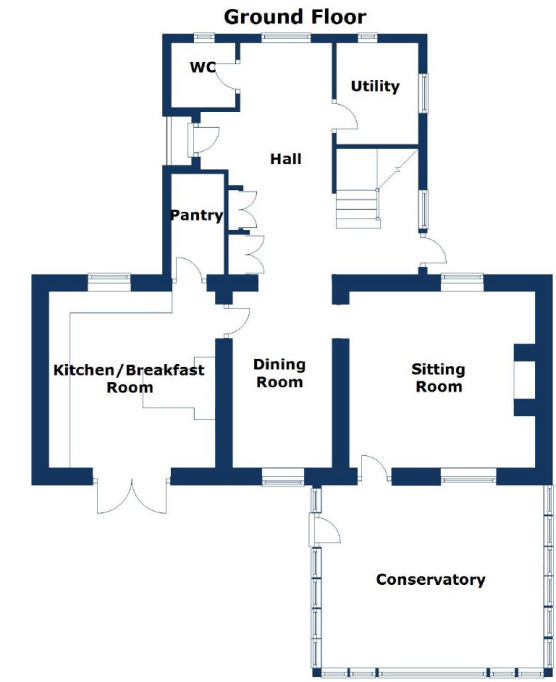
By appointment through the Agent's Ruthin office 01824 703030.

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

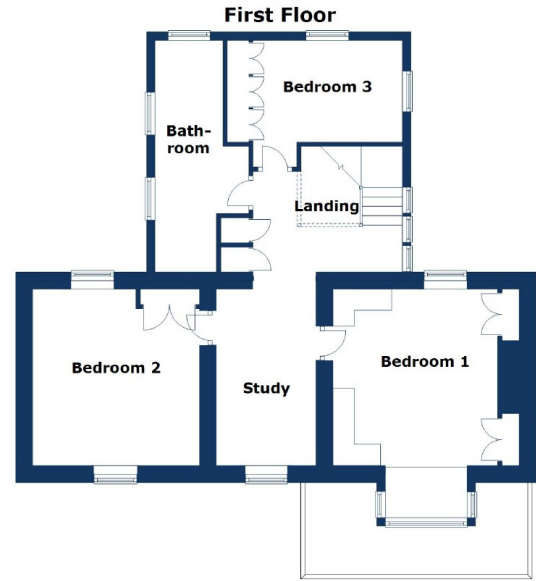
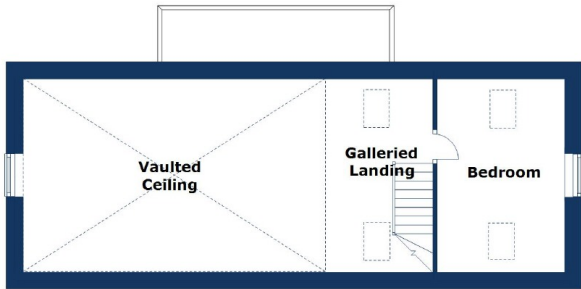
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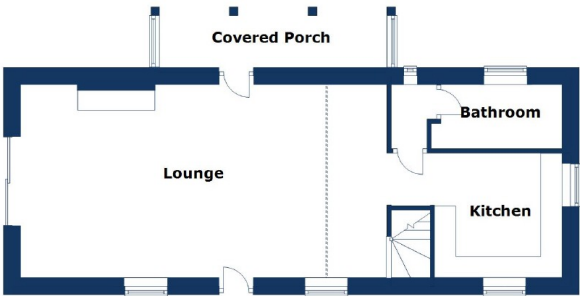
FLOOR PLANS



The Barn - First Floor



The Barn - Ground Floor



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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