



## Sarnat Gwyn,

Derwen,  
Corwen, Denbighshire LL21 9SH

Price  
£420,000

A delightful 3 bedroom detached registered smallholding standing in approx 2.8 acres with outbuildings suitable for equestrian facilities including two stable blocks providing four loose boxes ( 2 standard, 2 pony) and a separate hay store and tack room. Located in a rural setting with enviable views, the cottage has been improved by the current owners to provide well planned accommodation whilst retaining many original character features. The cottage briefly provides; entrance porch, lounge, dining room, impressive farmhouse kitchen / breakfast room with vaulted ceiling and exposed 'A' frame truss, adjoining boot room, study / sitting room, utility room and WC. First floor landing, three good size bedrooms and a family bathroom. Externally there is a yard providing parking for several cars and access to car port, stable yard and workshop / studio. **INSPECTION RECOMMENDED.**

## LOCATION

The cottage is situated approx 0.5 miles from the small hamlet of Derwen which stands high on the southern slopes of the Clwyd Valley some 6 miles from Ruthin. Centred on an historic church it is a small community with good road links towards Corwen, Llangollen, Ruthin and Chester.



## THE ACCOMMODATION

Panelled door opening to:

### FRONT PORCH

Quarry tiled floor, part glazed door opening to:

### LOUNGE

4.45m max x 3.76m (14'7 max x 12'4)

Part of the original cottage with an outbuilt stone chimney breast with open fire and raised slate hearth, beamed ceiling, quarry tiled floor and uPVC double glazed window to the front elevation.



### DINING ROOM

2.64m max x 3.81m (8'8 max x 12'6)

UPVC double glazed window to the front elevation with splendid views, quarry tiled floor and beamed ceiling. Slate steps leading down to:



### FARMHOUSE KITCHEN

3.84m x 5.61m (12'7 x 18'5)

A converted shippoon, the kitchen / breakfast room benefits from a high vaulted ceiling with exposed A-frame truss and four Velux windows. There are three further double glazed windows, slate slab flooring, pine units with slate worktop and inset Belfast sink. Space for freestanding electric cooker, 'Clarke' multifuel stove and cast iron radiator.



### ADJOINING BOOT ROOM

3.05m x 2.34m (10' x 7'8)

Part vaulted ceiling, slate slab flooring, single glazed window and stable door to yard.

### PANTRY

1.22m x 2.34m (4' x 7'8)

Shelving, slate slab flooring.

### STUDY / SITTING ROOM

5.08m max x 2.92m (16'8 max x 9'7)

Double glazed window with a pleasing aspect over the rear garden, quarry tiled floor, radiator, understairs cupboard, fitted bookshelves.



### UTILITY

2.01m x 2.29m (6'7 x 7'6)

Base units with stainless steel sink, space for washing machine and dryer. Tiled floor, stable door and double glazed window.

### CLOAKROOM / WC

2.01m x 0.91m (6'7 x 3')

Low level wc, wash basin, tiled floor, wall mounted electric heater, single glazed window.



#### FIRST FLOOR LANDING

Window, access to roof space.

#### BEDROOM ONE

4.29m max x 4.04m (14'1 max x 13'3)

UPVC double glazed window with a spectacular aspect over surrounding countryside, exposed floorboards, part vaulted ceiling with exposed purlins, panel radiator, fitted airing cupboard.



#### BEDROOM THREE

2.44m x 2.79m (8' x 9'2)

Double glazed window, fitted wardrobe wall mounted electric radiator.



#### BATHROOM

1.52m x 3.35m max (5' x 11' max)

Pine panelled bath, pedestal wash basin and WC. Single glazed window, part tiled and part panelled walls, radiator.



central heating boiler.

#### STUDIO / WORKSHOP

3.05m x 6.20m (10' x 20'4)

Providing additional space with tiled floor, velux windows and electricity installed.

#### LAND

The land extends to around 2.8 acres in total ( to incl.

Homestead), Divided into 4 enclosures, one with a wildlife pond..



#### BEDROOM TWO

3.00m x 3.96m (9'10 x 13')

UPVC double glazed window with views, wall mounted electric heater, exposed floorboards, part vaulted ceiling with exposed purlins.



#### OUTSIDE

The property is approached off a minor country lane with gates opening to the yard providing ample parking for several vehicles.

#### GARDENS

To the front elevation there is a small pedestrian gate with steps leading up to the enclosed front porch. Small seating area with rockery and pond. To the rear is a small lawn area with borders.

#### OUTBUILDINGS

The property benefits from a range of useful outbuildings which include car port, shed, two stable blocks providing 2no, 12' x 12' stables and 2no. Pony boxes, adjoining tack room and hay store. There is a further store adjoining the cottage providing log/coal store and the oil

#### AGENT'S NOTE

Denbighshire County Council - Tax Band E

10 x solar panels providing electricity.

#### DIRECTIONS

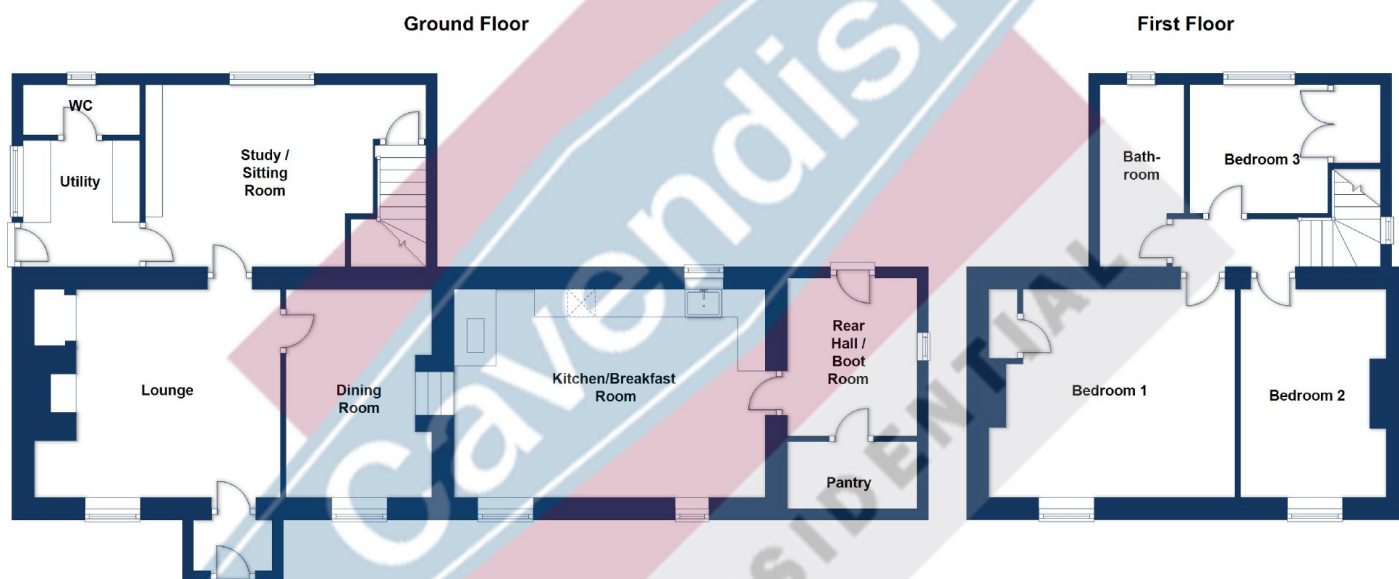
From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction bear left onto Mwrog Street. Continue over the mini roundabout and continue for some 5 miles to the village of Clawddnewydd. Upon reaching The Glan Llyn Inn, bear left down the country lane - continue across the staggered crossroad in the direction of Bryn Saith Marchog. Continue along the country lane for around a mile - upon reaching the T junction, take the sharp right handed turning. Continue for a short distance and the property will be observed 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.

SAW / HME



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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