

Cavendish

RESIDENTIAL

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Rhewl,
Ruthin, Denbighshire LL15 1UH

Price
£550,000

A beautifully appointed period cottage which has been sympathetically extended to provide a spacious and unique home combining original features with a very modern and contemporary design to take full advantage of the outstanding views across the Vale and completed to a high specification throughout. Standing in a very private setting at the head of a no-through lane amidst landscaped gardens, patio and garage, the whole about 0.47 acre. The accommodation comprises: hall with snug, a beautiful lounge with impressive 'A' frame truss and high vaulted ceiling, dining room, luxury fitted kitchen/family room, master bedroom with dressing area and en suite, two further bedrooms and luxury bathroom, utility/cloakroom and side porch. Under floor oil fired heating, extensive grounds with kitchen garden, summerhouse, greenhouse and sheltered patios.

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LOCATION

The property stands about two-thirds of a mile from the centre of the rural village of Rhewl, itself some two miles from the market town of Ruthin.

Rhewl is a popular rural village standing in the heart of the Vale of Clwyd. There is a very popular village hall together with children's playground, sports field and tennis court whilst the nearby market town of Ruthin provides a wide range of shops, secondary schools and leisure facilities.



THE ACCOMMODATION COMPRISES:

A deep canopy entrance with a solid oak panelled and glazed door opening to:



ELEGANT RECEPTION HALL

Which is well lit with low splendid full length picture windows affording a north-easterly aspect towards Moel Arthur, a high level velux double glazed roof light and a further window to one side affording aspect towards the patio. Engineered walnut floor.



WALK-IN CLOAKS CUPBOARD

With hooks and shelving.

SITTING ROOM

7.11m x 4.17m (23'4" x 13'8")

A splendid room with high vaulted ceiling with exposed purlins and a stunning original 'Cruck' frame roof truss with original lathe and plaster infill to the upper part of the 'Cruck' frame. The room is lit with two three-quarter depth windows to the northern side and two cottage style sash windows to the other. Substantial chimney

breast and cast-iron multi-fuel fire grate, tv point, and a panelled door opening to the southern patio. Oak panelled door leading to the dining room.



DINING ROOM

4.34m x 3.66m (14'3" x 12'0")

Feature exposed stonework wall to one wall with a former bread oven with slate top, two three-quarter depth picture windows with aspect towards the Clwydian Hills, double glazed door opening to the north-eastern patio and further sash window. Oak flooring.



FAMILY ROOM/KITCHEN

Also designed to take full advantage of the outstanding views. A particular feature of the room are the two full depth picture windows, one of which has a large sliding section opening to the adjoining patio. Further window to one side of the kitchen area and a further double glazed window to the front. The kitchen is fitted with an extensive range of contemporary base and wall mounted cupboards and drawers with contrasting light cream high gloss finish to door and drawer fronts with wood grain effect finish in part with a 1½ bowl stainless steel sink with mixer tap. To its centre is a large split-level dais providing a breakfast table for four together with a range of fitted cabinets and drawers. To the kitchen is an inset four-ring Neff induction electric hob within a splendid polished granite surround and upstand. Large Elica extractor hood with integrated lighting, inset Neff oven, inset Neff microwave oven and warming drawer. Integrated dishwasher and fridge, pull-out larder unit, ceiling downlighters and a stone effect ceramic tiled floor.



UTILITY ROOM

Fitted base and wall units to match with wood grain effect working surface to include inset single drainer sink, void and plumbing for washing machine, space for upright fridge freezer, Worcester Bosch Greenstar oil fired boiler providing domestic hot water and under floor heating throughout the home, and flooring to match kitchen.

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CLOAKROOM

With low level wc.

SIDE PORCH

Panelled door to out-built side porch with high level shelf, coat rail and a glazed door and side panel leading to the front.

BEDROOM ONE

4.37m (ave) x 3.78m (14'4" (ave) x 12'5")

A delightful room designed to take full advantage of the outstanding views with an almost fully glazed outer wall with floor level double glazed window and matching doors to either side. White oak flooring which extends into the adjoining dressing area. Two wall light points and three ceiling downlighters.



DRESSING AREA

With full height oak fronted sliding door wardrobe with hanging rail and shelving.

LUXURY EN SUITE SHOWER ROOM

With Travertine style floor and wall tiling in the main with wet floor system, high output monsoon style shower, wash basin and wc. Extractor fan and chrome towel radiator.

BEDROOM TWO

3.76m x 2.67m (12'4" x 8'9")

Double glazed window to the front.



BEDROOM THREE

3.76m x 2.69m (12'4" x 8'10")

Double glazed window to the front.



FAMILY BATHROOM

2.79m x 3.28m (9'2" x 10'9")

Luxury white Villeroy Bosch suite comprising a panelled bath within a ceramic tile stone surround which also extends to all walls and to the floor interspersed with a panel of contrasting mosaic tiling and a large inset mirror with pelmet lighting, separate glazed shower to a wet floor system with high output monsoon style shower head, large wall mounted white glazed basin with cabinet beneath and low level wc. Double glazed door opening to the side patio.



OUTSIDE

The property stands in a very secluded setting near the head of a minor no-through country lane leading to adjoining farmland. There is a wide tarmacadam hardstanding providing space for parking and access to the front elevation of the house and also access to the detached cedar clad over-sized single garage with ample space for a workshop area as well. Adjoining is a slated area and screen fencing to a secure log store. Whilst the front of the cottage adjoins the drive, the principal elevation of the property is to the rear and eastern side, as the accommodation has been designed to take full advantage of outstanding views over the gardens, adjoining farmland beyond, Moel Famau, Moel Arthur and the length of the Clwydian Hills.



There is a wide flagged patio area adjoining the kitchen/family room, thereafter extending into an extensive area of gravelled patio which extends around to the northern side, where there is a further secluded patio adjoining the master bedroom.

GARAGE

5.72m x 4.39m (18'9" x 14'5")

Electric up and over door to the front and electric light and power installed.

THE GARDENS

The gardens have developed over a number of years to provide interest and colour throughout the seasons, with a large shaped lawn, established and well stocked flower and shrub borders, an ornamental pergola, large cedar framed greenhouse with several raised beds and a large timber panelled summerhouse. The whole extends to an area of about 0.47 acre.



COUNCIL TAX

Denbighshire County Council - Council Tax Band F.

DIRECTIONS

From the Agent's Ruthin Office, proceed down Clwyd Street and on reaching the junction with Mwrog Street bear right and immediately left onto Denbigh Road. At the roundabout continue straight ahead towards Denbigh and on entering the village of Rhewl, take the second right turning which is just beyond the Drovers Arms and immediately left signposted Llanynys. Continue on this lane for about one-third of a mile and on passing the entrance to The Grange on the left hand side take the next right in the dip in the road. Follow the lane for approximately one-fifth of a mile and on reaching a hairpin bend to the left, turn right onto the minor no-through lane whereupon the property will be found at its farthest point.

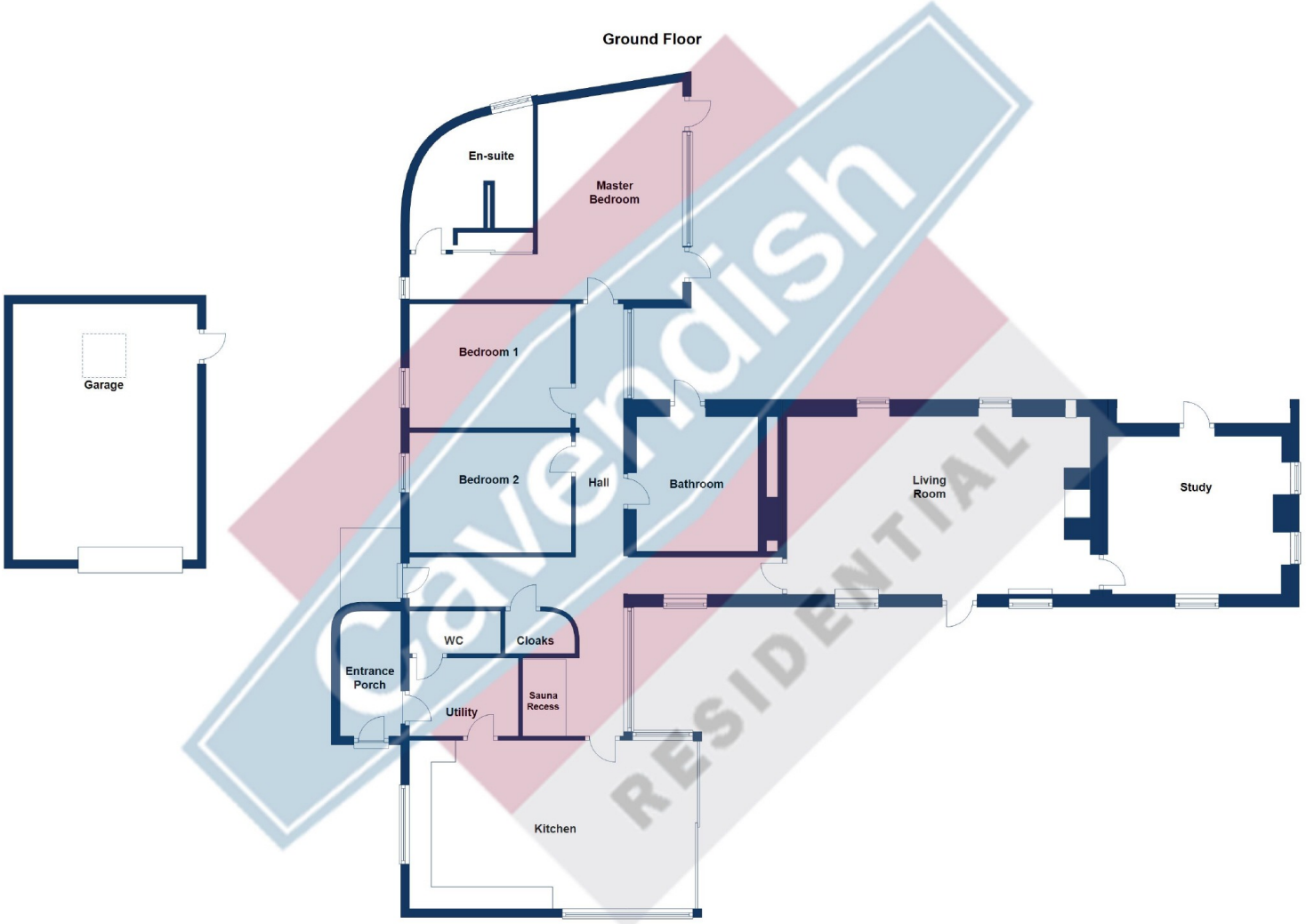
VIEWING

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

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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