



FFRITH Y GEUBREN,
CYFFYLLIOG, RUTHIN, DENBIGHSHIRE, LL15 2BU



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Only recently completed, a beautifully appointed, greatly extended four bedroom period farmhouse set within extensive landscaped gardens with three spring-fed ponds together a modern purpose built multi-purpose stock shed, stables and yard, 40m x 20m all weather manège, kennels and land extending in total to about 13.9 acres. Located in an enviable position amidst rolling countryside and with far reaching views towards the Clwydian Hills, it is almost equidistant between the market towns of Ruthin and Denbigh.

Ffrith y Geubren stands in an elevated position to the southern side of the Vale of Clwyd off minor country lanes which lead from Bontuchel and Llanrhaeadr. It is an area noted for its many quiet country lanes and bridle paths, and whilst secluded it is within easy reach of the A525 at Llanrhaeadr providing access towards Ruthin, Denbigh and the A55 interchange at either St Asaph or Caerwys.

ADDITIONAL PASTURE LAND WITH STABLES, FIELD SHELTER AND WOODLAND EXTENDING IN TOTAL TO ABOUT 19.2 ACRES IS AVAILABLE BY SEPARATE NEGOTIATION.

Mold 15 miles, Chester 31 miles, Ruthin 5 miles.

THE ACCOMMODATION COMPRISES

Oak panelled stable door leading to:

ELEGANT RECEPTION HALL

11' x 13'3 (3.35m x 4.04m)

With heavy beamed ceiling, turned solid oak staircase rising off with burr oak handrail and square spindles to a galleryed landing. Two double glazed windows with slate sills and stone flooring. Fine oak screen to:

INNER HALL

11'5 x 12'10 (3.48m x 3.91m)

With feature exposed stonework to the outer wall and an original chimney breast with a freestanding Jotul multi-fuel fire grate, heavy beamed ceiling, high level window to rear with sill, wall light point, display niche and stone floor. Oak door to:

SITTING ROOM

27'1 max x 12'8 (8.26m max x 3.86m)

A spacious room forming part of the original farmhouse with painted stone walling and a heavy beamed ceiling, together with an inglenook style fireplace with a large supporting beam, solid slate raised hearth and a large, ornate cast-iron multi-fuel fire grate. Four double glazed windows with slate sills and a glazed and panelled door opening to the rear. TV point and stone flooring.



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KITCHEN / BREAKFAST ROOM

13'8 x 30'1 (4.17m x 9.17m)

A splendid room with a bespoke range of base and wall cabinets to a Shaker style with white painted finish to door and drawer fronts with oak handles and solid granite working surfaces, to include a large central matching dais with a granite top and inset 1½ bowl sink with mixer tap. The dais includes pull out china drawers. Lacanche French light blue powder coated range with stainless steel top incorporating four LPG gas burners, a large central LPG gas wok and griddle together with three ovens and pan warming drawer and matching Lacanche stainless steel extractor hood and light over. Integrated Neff dishwasher. Feature exposed stonework to one wall together with oak panelling and an original inglenook fireplace with large supporting beam and a freestanding Esse multi-fuel range with twin hotplate and oven. Window and glazed doors opening to the front elevation. Stone



slab floor and ceiling down lighters with central beams.

WALK-IN PANTRY

9'8 x 6' (2.95m x 1.83m)

Fitted wall shelving and cold slab. Bespoke pantry unit with spice shelves and shelving, and chest of drawers beneath. Travertine style stone floor and double glazed window.

REAR HALL / UTILITY

15'1 max x 13'8 (4.60m max x 4.17m)

Range of bespoke base and wall units with a light green toned finish to door and drawer fronts and contrasting solid granite working surfaces to include a white glazed Belfast sink with mixer tap. Void and plumbing for washing machine and space for tumble dryer. Space and plumbing for American style fridge freezer. Broom cupboard with shelving. Terracotta style ceramic tiled flooring, heavy beamed ceiling,

double glazed window with slate sill and a double glazed stable door to the side.

PLANT ROOM

7'6 x 3'7 (2.29m x 1.09m)

Worcester Bosch ground source heating system with two pressurised cylinders, supplemented by water filled solar panels. Full details of which are available for inspection.

CLOAKROOM

7'4 x 6' (2.24m x 1.83m)

With white suite comprising wash basin and low level wc., double glazed window with slate sill, chrome towel radiator and under floor heating.



GARDEN ROOM

20'4 x 10'4 (6.20m x 3.15m)

A beautiful addition, it is formed out of a solid oak frame with inset double glazed windows, mono-pitched oak framed roof with two architectural roof lights and door to garden. Terracotta floor tiles and TV point.

CENTRAL LOBBY

12' x 13'9 (3.66m x 4.19m)

Double glazed doors opening to the front elevation, wall shelving and stone floor.

LIBRARY

25'11 x 12'3 (7.90m x 3.73m)

A stunning full height barn conversion with feature exposed stonework to three walls, double glazed french doors with matching side panels opening to the front elevation, two high level windows, further window to gable and two architectural Velux lights to the pitched roof with two splendid exposed 'A' frame trusses and purlins. Corner chimney breast with a raised hearth and a freestanding cast-iron Morso stove, TV point, solid oak staircase rising to:

GALLERIED STUDY

8'9 x 8'6 (2.67m x 2.59m)

With matching handrail and oak flooring, with telephone point installed.

FIRST FLOOR

GALLERIED LANDING

11'1 x 13'2 (3.38m x 4.01m)

Vaulted ceiling with exposed beams, feature oak panelling to the east facing gable with double glazed units and most impressive views across rolling countryside towards the Clwydian Hills. Fine oak flooring with a square arch within an oak framed dividing wall to:

CENTRAL LANDING

11'7 x 13'9 (3.53m x 4.19m)

Also with a vaulted ceiling, Velux roof light and feature exposed stonework in part. Oak flooring, which extends throughout the inner landings, and panelled radiator.

BEDROOM ONE

20'1 x 13'7 (6.12m x 4.14m)

A beautiful room with a high vaulted ceiling with two exposed 'A' frame roof trusses and purlins, two architectural roof lights and two double glazed windows to the front elevation with slate sills and far reaching views. Bespoke wardrobes comprising two double door robes, further gentleman's robe and a combination of chest of drawers and high level storage. Panelled radiator.



EN SUITE SHOWER ROOM

13' x 6'5 (3.96m x 1.96m)

Luxury suite with a wet floor system, with large walk-in shower with glazed screen and high output shower, large Victorian style basin and half height w.c. Fitted cabinet to one wall providing drawers, storage and a solid oak top. Ceiling down lighters and wall light point. Marble effect wall tiling and flooring with under floor heating, high vaulted ceiling with exposed 'A' frame truss and purlins, extractor fan and double glazed window to the front elevation.

BEDROOM TWO

15'8 max x 12'8 (4.78m max x 3.86m)

Vaulted ceiling with two double glazed windows to the front elevation, both with deep slate sills. Velux roof light to rear. Wall light points and solid oak flooring. Two panelled radiators.

BEDROOM THREE

15'1 x 13'8 max (4.60m x 4.17m max)

High vaulted ceiling with feature central exposed 'A' frame truss, purlins and central beam. Feature exposed stonework in part with oak framing above, oak floor, double glazed window with slate sill to rear, two high level architectural roof lights, radiator and twin panelled doors opening to an under eaves linen store with radiator.

EN SUITE SHOWER ROOM

7'11 x 6' min (2.41m x 1.83m min)

White suite comprising corner cubicle with glazed screen and high output shower, pedestal wash basin and w.c. Arched window with sill, feature exposed stonework in part, chrome towel radiator and under floor heating.

BEDROOM FOUR

9'8 x 14'3 (2.95m x 4.34m)

Vaulted ceiling with exposed 'A' frame truss and purlins, feature stone chimney breast and painted stonework to two walls, double glazed window with far reaching views towards the Clwydian Hills, oak flooring and radiator.

BATHROOM

9'8 x 10'2 (2.95m x 3.10m)

Luxury white suite to a Victorian style with a freestanding roll topped white enamelled slipper bath with pillar taps, separate walk-in shower cubicle with glazed screen and high output shower, wash basin and w.c. Beautiful wall tiling to two walls with feature exposed oak framing in part, Travertine flooring, double glazed window with deep slate sill, chrome towel radiator and under floor heating.

OUTSIDE

The property stands on a minor country lane in the heart of rolling countryside. There is a wide splayed entrance with twin gates leading to a slated driveway, which extends to the southern elevation of the house providing parking and thereafter extending to the front



elevation, where there is a turning area and further parking.

SUMMERHOUSE

Timber framed Scandinavian style chalet with timber decked area to the front which overlooks the schooling ring, providing:

KITCHEN / LIVING ROOM

11'7 x 12'6 (3.53m x 3.81m)

An open plan kitchen / living room with a range of base and wall mounted cupboards and drawers with roll edge working surface to include an inset single drainer sink with mixer tap and inset four-ring electric induction hob together with Indesit oven and fridge. Thermoplastic floor tiling, double glazed windows and two radiators.

BEDROOM

11'5 x 12'6 (3.48m x 3.81m)

With high vaulted ceiling and two double glazed windows. Panelled radiator.

SHOWER ROOM

9'6 x 7'3 (2.90m x 2.21m)

White suite comprising corner cubicle, pedestal wash basin and w.c. Matching flooring, white enamelled towel radiator and radiator. Worcester LPG gas fired boiler providing domestic hot water and heating.

GYM

23'5 x 11'8 (7.14m x 3.56m)

A timber framed and panelled outhouse with twin doors in, fully lined internally in pine to include high vaulted ceiling and electric light and power installed.

FORMER DAIRY

9'7 x 10'8 (2.92m x 3.25m)

A stone and slated outhouse used as a freezer room with electric light and power installed. Fitted worktop with sink (cold supply). Plumbing for washing machine and space for tumble dryer.

GARDENS

The principal gardens are to the eastern elevation of the house with sweeping lawns and leading towards the kitchen gardens, orchard and to the extensive ponds and wooded areas.

OCTAGONAL WENDY HOUSE

Modern timber frame construction, with central barbecue seating and canopy chimney. Electric light point and power installed, it stands within a large and raised decked area.

ORCHARD

Enclosure with a variety of young specimen fruit trees together with a timber framed and panelled hen house with run. Combination of two hen houses and duck pen, together with a lower garden area within which is a large and enclosed food cage for a variety of fruit bushes, raspberry canes and raised beds.



PONDS

Located to one side is a large enclosure with three interconnecting man-made and naturally fed ponds with duck house, and is bounded by many recently established young trees.

THE HOMESTEAD

Approached either directly off the main lane with a five-bar gate or via the main drive to the house, it provides a very compact and useful range of farm buildings, providing:

PORTAL FRAME SHED

38'10 x 38'9 (11.84m x 11.81m)

Large purpose built two bay portal frame shed with block walling to approximately 4' (1.22m) to all sides, together with large sliding doors to both front and rear elevations. Profiled sheet roof with four roof lights, electric light and power installed and a solid concrete floor.

STOCK SHEDS & STABLES

CENTRAL CONCRETE YARD

With coal supply.

STABLES

'L' shaped range of timber framed and panelled stables providing four boxes with

kick boards and tack room. Concrete apron, canopy and electric light and power installed.

TIMBER FRAMED SHED

Further timber framed and panelled shed, and gate access to:

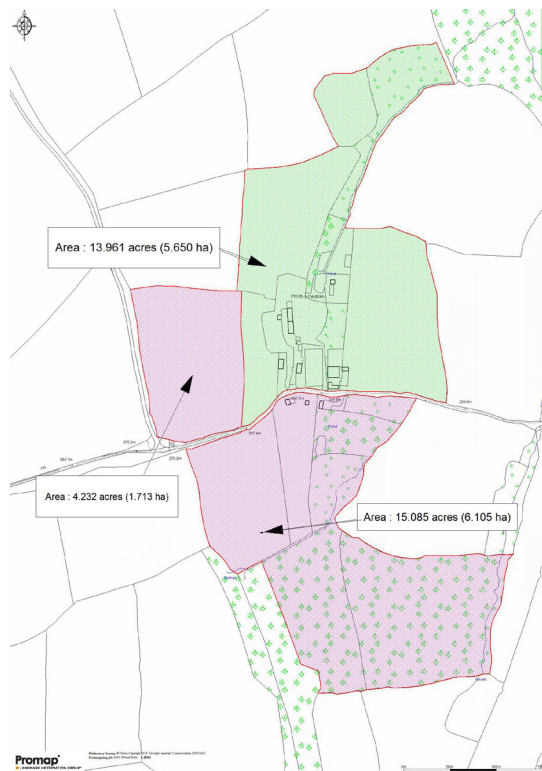
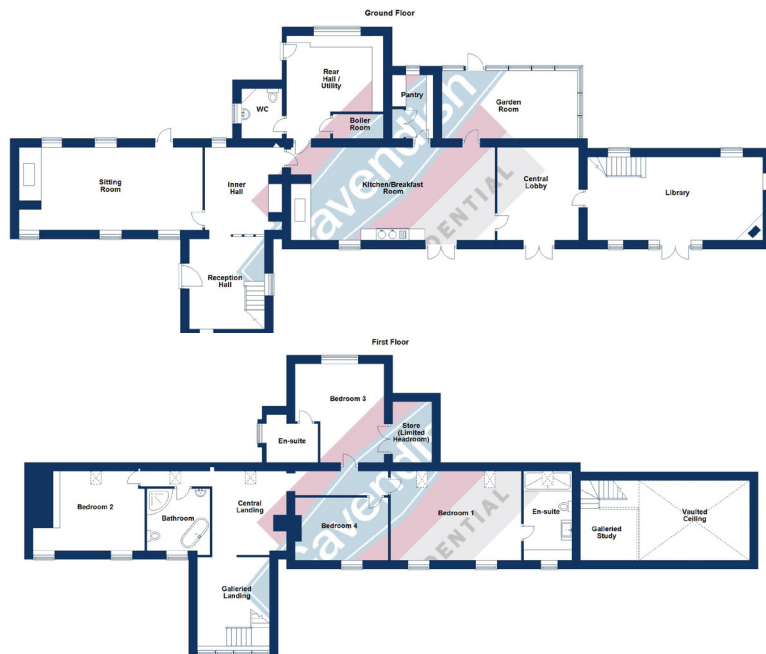
SCHOOLING RING

40m x 20m (131'3" x 65'7")

A full sized all-weather surface with gate leading through to the main drive.

TIMBER FRAMED STABLE BLOCK

Providing two stables together with a further pony block to one side. Outside water tap.



TIMBER FRAMED & PANELLED SHED

Located off the main drive providing an open fronted workshop / garage with timber doors, electric light and power, and a concrete floor. Outside there is an enclosed yard / hardstanding with gate access to the adjoining paddock.

KENNELS

Purpose built kennels with five runs to include rear storage room with access to the kennels for feeding. General store with shelving and electric light and power. Sink with cold supply and a Triton electric water heater. Wall mounted electric bar heater.

TIMBER FRAMED & PANELLED SHED

With canopy used as a coal store.

ADDITIONAL LAND

There are two options to purchase additional land.

1. An adjoining field laid down to permanent pasture extending to about 4.23 acres located to the western side of the house.
2. A large parcel of land extending to about 15 acres located to the opposite side of the adopted lane leading to the property. It provides an area of level pasture with three stables, adjoining woodland with two mountain streams, wet areas and pond. It was extensively planted some 15 years ago with native broad leaf trees. It has a concrete apron with an open fronted timber framed and panelled stable and field shelter.

COUNCIL TAX

Denbighshire County Council - Council Tax Band E.

DIRECTIONS

From the Agent's Ruthin office proceed down Clwyd Street and bear right on to Mwrog Street. Continue over the mini roundabout into Llanfwrog and after the church take the first right for Bontuchel. In the hamlet turn right over the bridge and follow the road up the hill and bear left. Continue for about 1.5 miles and on reaching a left turn, denoted by a no through road sign and farm called Sceibion Bach, turn left. Follow the lane down the valley and up the far side and the property will be found 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		76	84
		EU Directive 2002/91/EC	

Misrepresentation Act 1967

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