

Cavendish

RESIDENTIAL

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Glanrafon,
Corwen, Gwynedd LL21 0HE

Price
£550,000

A 4 bedroom detached period former farmhouse sympathetically extended and refurbished to provide a unique home combining modern amenity with character, together with a beautifully appointed 2/3 bedroom detached holiday cottage with potential to extend, a large 3 bay former dutch barn providing large garages/workshop and carport, the whole standing in an elevated setting off a minor lane with splendid southerly views across the valley some 5 miles from Bala and 4 miles A5 at Rhug. Sun lounge, farmhouse kitchen with original inglenook and stone stairs, dining, central hall, lounge, first floor: three bedrooms and bathroom, adjoining granary providing integrated annexe with lounge, shower room and bedroom four. Holiday cottage with splendid open plan kitchen/dining and living room, two bedrooms, mezzanine room and shower room. Large converted barn providing garaging and workshop. Informal gardens of about 0.67 acre in total.

www.cavendishresidential.com

LOCATION

Located on a minor lane about 1 mile from the A494 Bala to A5 and Corwen road. It is a popular rural retreat for many holiday makers visiting North Wales as it is close to The Snowdonia National Park and Bala Lake and town.



THE ACCOMMODATION COMPRISES:

Part glazed and panelled door leading to:

SUN LOUNGE/BREAKFAST ROOM

5.38m x 2.74m (17'8" x 9'0")

An out-built sun lounge/breakfast room designed to take full advantage of the appealing aspect along the valley with UPVC double glazed windows within an oak frame with pitched roof, velux roof light and ceramic tiled flooring. Panelled and glazed door leading to the kitchen.



FARMHOUSE STYLE KITCHEN

4.52m x 4.22m overall (14'10" x 13'10" overall)

An original farmhouse style kitchen, being a large split-level room dominated by an impressive inglenook fireplace with substantial beam and heavy beamed ceiling throughout. The room is divided into two parts - the upper part is a bespoke kitchen with a 'U' shaped range of base unit with oak panelled door and drawer fronts and contrasting solid maple working surfaces in the main to include a tiled area with inset 2½ bowl sink with mixer tap. Void and plumbing for washing machine and space for fridge. To the inglenook open fronted shelving units with slate tops and gap providing space for range cooker with stainless steel upstand and extractor hood and light over. Double glazed cottage style window to the front with deep sill, panelled radiator and red clay tiled floor. In addition, an original stone turned staircase rises off to the main bedroom.



DINING ROOM

4.57m x 4.52m (15'0" x 14'10")

To the lower part is the dining room with oak flooring, two double glazed cottage style windows, both with deep sills, and panelled radiator. Panelled door leading to the central hall.



CENTRAL HALL

With oak panelled door to the front (rarely used) and staircase rising off. Panelled radiator.

LOUNGE

5.33m x 3.96m (17'6" x 13'0")

An attractive room with a deep chimney breast with slate pillars to either side with pitched pine overmantel, raised tiled hearth and a Jotul cast-iron wood burner grate. Pitched pine panelled ceiling, wide double glazed cottage style window to the front with aspect across the valley and timber sill and low level seat. Further window to the gable, tv point and two panelled radiators. Large under stairs cupboard and store with terracotta flooring and wall shelving.



FIRST FLOOR LANDING

With vaulted ceiling, exposed purlins, velux roof light and a large double door wardrobe with hanging rail. Panelled radiator. Panelled door and steps leading up to the family bathroom.

FAMILY BATHROOM

4.88m x 2.67m (16'0" x 8'9")

A large room with a modern white suite comprising a central white bath within a pitch pine panelled surround, separate walk-in shower cubicle with glazed screen and Triton shower, pedestal wash basin with tiled splashback and low level wc. Vaulted ceiling with velux roof light; the central section is lined with pitch pine. Fitted low level pine cabinets, double door airing cupboard with slatted shelving and cylinder with immersion heater. Cottage style window with low level seat and panelled radiator. Panelled door leading to bedroom one.



BEDROOM ONE

4.88m x 2.97m average (16'0" x 9'9" average)

Also approached via the original staircase from the kitchen, it has a high vaulted ceiling with exposed purlins and 'A' framed truss to one wall. Pine flooring and low level double glazed window with painted sill. Panelled radiator.



BEDROOM TWO

3.20m x 2.49m (10'6" x 8'2")

Partially vaulted ceiling, double glazed cottage style window and deep sill with pleasing views. Panelled radiator.



BEDROOM THREE

3.20m x 2.49m (10'6" x 8'2")

Partially vaulted ceiling, cottage style window with sill and panelled radiator.

THE GRANARY

Located off the sun lounge, it provides an ideal self-contained accommodation for a dependent relative or it readily forms part of the main house.

Approached via twin Georgian style glazed doors to an attractive lounge/dining room.



LOUNGE/DINING ROOM

4.45m x 3.81m (14'7" x 12'6")

With an impressive pitched pine turned staircase rising off with substantial newel and spindles, heavy beamed ceiling with supporting beam, cottage style window, pine flooring, wall shelving and panelled radiator.

WALK-IN STOREROOM

With sink and work top.

SHOWER ROOM

2.64m x 1.37m (8'8" x 4'6")

Wide walk-in cubicle with tiled tray, bi-fold screen and a thermostatically controlled valve, fitted vanity unit with inset bowl and storage cupboard and low level wc. Double glazed cottage style pitched pine window, beamed ceiling, extractor fan, wall mounted fan heater and panelled radiator.

FIRST FLOOR LANDING

BEDROOM

5.28m x 3.20m (17'4" x 10'6")

A large room with vaulted ceiling, large velux roof light, pine flooring, further window to gable with deep sill and radiator.



BRONYDD

A beautifully converted detached former barn completed to a high specification with underfloor heating, double glazing and high quality kitchen and shower room fittings.

EER 73, potential 89. EI 67, potential 83.

It has been a successful holiday cottage and the accommodation affords:

Composite and double glazed cottage style door, leading to:



KITCHEN/DINING/FAMILY ROOM

A delightful open plan room, denoted by a high vaulted ceiling with two impressive and original 'A' frame trusses, with purlins and one velux roof light, cottage style window and double glazed french doors with matching panel to the southern elevation, with far reaching views across the valley towards the Berwyn Mountains and Llantysilio Hills. Staircase rising off to the landing and the main bedroom with enclosed under stairs cupboard. Further ladder style steps leading to a mezzanine bedroom.



The kitchen area is fitted a modern range of base and wall mounted cupboards and drawers in a contemporary style with dark charcoal finish to door and drawer fronts and contrasting solid oak working surfaces to include inset 1½ bowl sink with mixer tap and drainer, inset four-ring electric hob with black glass upstand and a concealed extractor hood and light, built-in single oven, integrated dishwasher and fridge. Solid oak flooring to the majority with slate effect tiling to the hall area.





SHOWER ROOM

Modern wet floor system with a mosaic tiled floor with two glass screens and a high output shower with monsoon style head, pedestal wash basin and wc. Part tiled walls, velux roof light, extractor fan and double door linen cupboard with slatted shelving and a pressurised hot water cylinder.

BEDROOM ONE

Two windows to the front elevation, both with deep sills, and oak flooring to match the family room. Fitted wardrobe with hanging rail.



EN SUITE SHOWER ROOM

White suite comprising large tray with bi-fold screen and high output shower, pedestal wash basin with tiled splashback and low level wc. Extractor fan, ceramic tiled floor and an electric towel radiator.



FIRST FLOOR



BEDROOM TWO

Vaulted ceiling with exposed purlins, three-quarter length and floor level double glazed window to the gable and velux roof light.

MEZZANINE FLOOR/BEDROOM

Also with exposed 'A' frame truss to the gable wall and velux roof light.

GAMES ROOM/UTILITY ROOM

Adjoining is a large continuation of the main barn, in part converted to provide a games room and utility room with double glazed composite door to the front. High vaulted ceiling with exposed 'A' frame trusses, insulated rafters and three velux roof lights.



GARAGE & WORKSHOP



UTILITY AREA

Plumbing for washing machine, space for tumble dryer and a modern Worcester oil fired condensing boiler providing domestic hot water and under floor heating throughout.

OUTSIDE

The property stands within grounds of about 0.67 acre. It is approached over a drive leading to a wide hard standing and large detached former 3 bay barn, now mainly enclosed to provide two large garages and workshops and adjoining covered carport. Beyond there are informal gardens to the front and side of the house and adjoining Bronydd, with sweeping lawns and established beds. There are delightful views across the valley.



DIRECTIONS

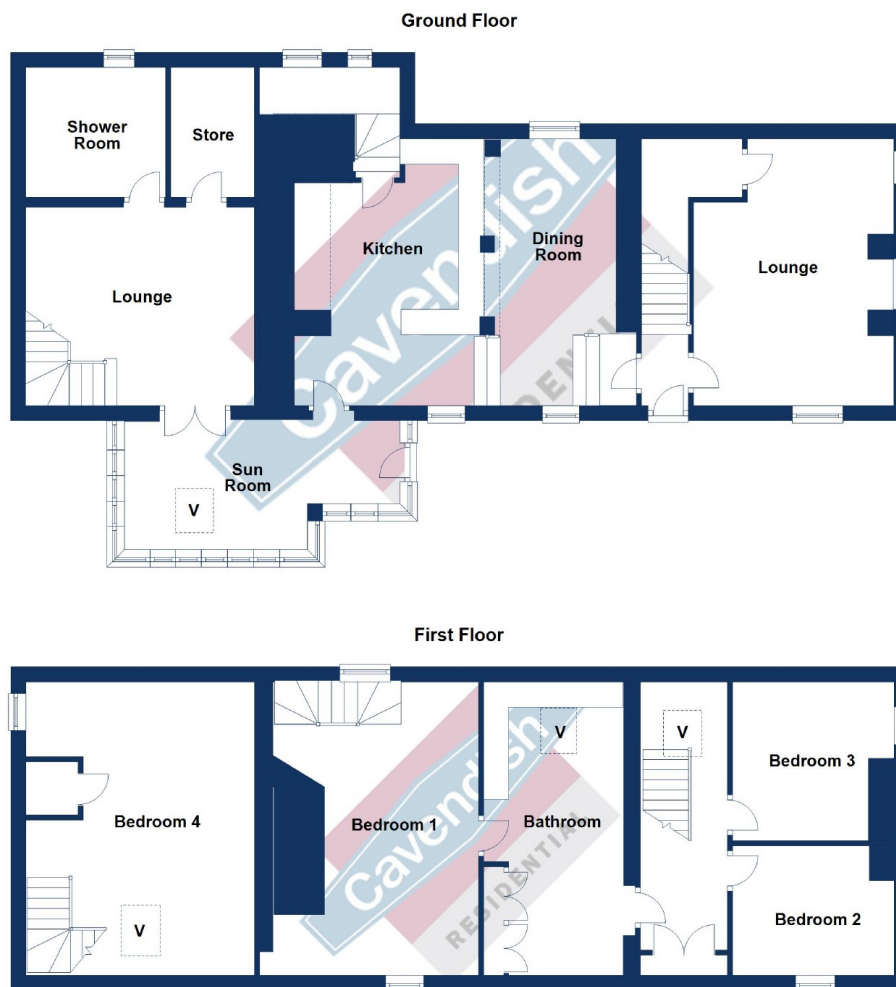
From the Agent's Ruthin Office, take the A494 Corwen road proceeding for some nine miles through the village of Gwyddelwern and on reaching the 'T' junction with the A5104 Chester road, turn right. On reaching the 'T' junction with the A5 turn right in the direction of Betws-y-Coed and continue past the Rhug Estate and after approximately half a mile bear left at the traffic lights on the continuation of the A494 towards Bala. Take the second right turning after the Texaco garage (sign posted caravan park), then turn left and proceed up the hill to the Y junction at the top and bear left. Continue for about 0.5 mile and the property will be found 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.

HME/JOF



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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