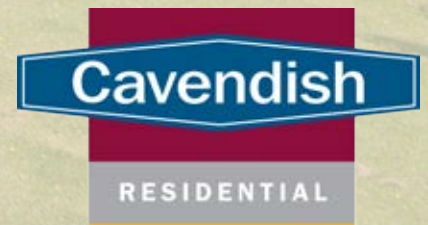




RHOS GOCH, TYN-Y-MYNYDD ROAD ,
LLANARMON-YN-IAL, MOLD, DENBIGHSHIRE, CH7 4QH



Rhos Goch

Tyn-Y-Mynydd Road, Llanarmon-Yn-Ial, Mold, Denbighshire, CH7 4QH

An impressive detached country house standing in a private setting commanding spectacular views over the surrounding countryside together with a superb leisure suite / indoor swimming pool, double garage and land extending in total to approximately five acres. Located about a mile from the picturesque village of Llanarmon-yn-Ial on the foothills of the Clwydian Hills, some 8 miles west of Mold and 20 miles from Chester and the motorway network. This imposing stone property is approached over a long sweeping drive and is set within informal grounds with ample parking, substantial outbuilding/office accommodation and with rural views in all directions. In brief comprising: entrance hall, dining room, kitchen with bespoke units and AGA range, study, spacious lounge, utility room, master bedroom suite with private sitting room, dressing room and luxury en suite, five further bedrooms, bathroom and two separate wcs. Luxury indoor heated swimming pool with sauna, shower room and wc. Integral double garage with car port and useful workshop/office.

LOCATION

Rhos Goch is an imposing property which occupies an elevated setting off a minor 'no-through' country lane in an area noted for its scenic beauty. There are numerous country walks and bridle paths close by to include the Offa's Dyke path and Moel Famau Country Park. The house has been substantially extended to provide spacious and very adaptable accommodation with two large receptions rooms, a bespoke fitted kitchen and master bedroom suite. A particular feature is the superb leisure suite/indoor swimming pool having been sympathetically built in keeping with the original house, and which has potential for possible conversion to provide additional accommodation, subject to necessary consents. There is also a large paddock ideal for horses with separate access onto the lane, and useful outbuilding providing storage/office.

The picturesque village of Llanarmon-yn-Ial is centred around an historic church and has a popular community run inn and shop, and local primary school. Whilst the nearby market towns of Mold and Ruthin provide a comprehensive range of facilities catering for daily needs and secondary schools. Well respected private schools are at Ruthin and Chester. Manchester and Liverpool International airports are both about an hours drive.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

14'1 max x 17'6 max (4.29m max x 5.33m max)

Double glazed corner window, oak flooring, feature exposed stone walling, warm air heating unit, double panelled radiator and internal staircase leading down to the carport and double garage.

LOUNGE

25'3 x 18'9 (7.70m x 5.72m)

A large well lit room with double glazed windows to two aspects with far reaching views over the surrounding countryside, high coved ceiling with frieze and recessed lighting, wall light points, laminate flooring, tv aerial point, telephone point and two warm air heating units with covers. Internal door provides access to the leisure/swimming pool

suite.

DINING ROOM

16'1 max x 15'9 (4.90m max x 4.80m)

Approached via panelled glazed twin doors from the reception hall and with matching oak strip flooring and low level double glazed window to the rear elevation with wooded aspect. Wall light points, tv aerial point and double panelled radiator.

KITCHEN

14' min x 15'9 (4.27m min x 4.80m)

Well appointed with a bespoke range of cream painted base and wall units extending to three walls with solid granite work tops with glazed display cabinets, antique handles and twin enamel bowl sink unit with mixer tap. Matching island unit with oak fronted



cabinets, incorporating breakfast bar and inset sink unit with mixer tap. AGA gas (LPG) range cooker with six gas burners and four ovens. Integrated appliances to include larder fridge, freezer and dishwasher. Recessed lighting, traditional style radiator, tiled floor, two double glazed windows with superb views over the surrounding area across to Llanarmon-yn-Ial village. A UPVC double glazed exterior door provides access onto the front terrace.

STUDY

13'5 x 8'9 (4.09m x 2.67m)

Double glazed window, tv aerial point, telephone point, high coved ceiling with recessed lighting and radiator.

UTILITY ROOM

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

Matching cream painted cabinets to the kitchen, solid granite work top with inset Franke sink, void and plumbing for washing machine and tumble dryer. Oil fired central heating boiler serving the domestic hot water system. Tiled floor, double glazed window, UPVC double glazed exterior door and deep built-in linen cupboard with slatted shelving.

SEPARATE WC

2'11 x 7'2 (0.89m x 2.18m)

Fitted with a Savoy traditional style suite comprising pedestal wash hand basin and low flush wc. Radiator, tiled floor and double glazed window.

INNER HALL

Turned spindled staircase to the first floor accommodation, full length double glazed window, double panelled radiator, further tall radiator, UPVC panelled exterior door to the rear of the property and white panelled interior doors leading to the three ground floor bedrooms and bathroom.

CLOAKROOM/WC

6'4 x 3'2 (1.93m x 0.97m)

Fitted with a bespoke oak vanity unit with granite top, Villeroy & Boch sink unit with mixer tap and matching mirror surround and cupboard above. Matching traditional style wc and radiator. Double glazed window.

BEDROOM FOUR

8'11 x 10'9 (2.72m x 3.28m)

Two double glazed windows, laminate flooring, double panelled radiator, wall light points and built-in wardrobe.



BEDROOM FIVE

12'7 x 10'4 (3.84m x 3.15m)

Double glazed window, tv aerial point and radiator.
Staircase to the second floor accommodation.

BEDROOM SIX

10'2 x 9'3 (3.10m x 2.82m)

Two double glazed windows, built-in wardrobe and radiator.

BATHROOM

6'8 x 5'10 (2.03m x 1.78m)

Fitted with a white suite comprising panelled bath with mixer shower tap, pedestal wash basin and low flush wc. Part tiled walls, panelled radiator and double glazed window.

FIRST FLOOR LANDING

Double glazed window to the front elevation.

MASTER BEDROOM SUITE

A luxury master bedroom suite with private sitting room, dressing room and luxury en suite bathroom.

SITTING ROOM

13'4 x 13'10 max (4.06m x 4.22m max)

Feature stone fireplace with exposed beam, low level double glazed window with views, tv aerial point, double panelled radiator, display alcove with glass shelving, light and fitted cabinet. Opening to the bedroom.

BEDROOM

11'11 max x 13'6 (3.63m max x 4.11m)

Low level double glazed window, stone chimney breast, tv aerial point, wall light points, double panelled radiator and loft access.

DRESSING ROOM

5'10 x 9' (1.78m x 2.74m)

Range of fitted wardrobe units to one wall with light cream painted door fronts with matching chest of drawers. Airing cupboard with hot water cylinder tank, radiator and Velux double glazed sky light.

EN SUITE BATHROOM

9'3 x 9'7 (2.82m x 2.92m)

Fitted with a modern traditional style four piece suite comprising oval shaped bath with exposed claw feet and mixer shower tap, a large corner shower cubicle with mains shower valve, pedestal wash basin and wc. Traditional style towel radiator, tiled floor, loft access and Velux double glazed roof light.





Double glazed windows to the front and side elevations with far reaching views, tv aerial point and radiator.

11'6 x 15'9 (3.51m x 4.80m)

Two double glazed windows, radiator, tv aerial point and loft access.

6'6 x 11'8 (1.98m x 3.56m)

26'3 x 46' (8.00m x 14.02m)

A photograph of a grassy field with several trees, including a prominent one on the right, under a blue sky with clouds. The field is covered in tall, green grass. In the background, there are more trees and a line of hills. A wooden fence is visible on the right side of the image.

An excellent purpose built leisure suite with a large mosaic tiled kidney shaped pool and jacuzzi. Exposed laminated beams and pine ceiling, tiled floors and full length double glazed windows with french doors leading out to the adjoining patio. Wall lights, warm air heating system and cloakroom/wc.

12'1 x 3' plus shower (3.68m x 0.91m plus shower)

Fully tiled walls and floor, double glazed window, radiator and shower.

6'6 x 6'6 (1.98m x 1.98m)

With heating unit, light and tiled floor.

OUTSIDE

The property is approached via a splayed entrance with double gates leading to a sweeping tarmacadam drive which leads up to a parking/turning area to the front of the house. Access from the drive to the integral double garage (located beneath the property) with carport and internal secondary staircase to the main living accommodation.

Informal lawned gardens extend principally to the front of the property with deep shrubbery borders and stone walling with a selection of mature trees and bushes. There is a stone paved terrace to the front and steps leading to a further lawned garden and wooded areas to the rear. Paved pathways extend to the rear with outside lighting and tap. Two oil tanks, one serving the house and the second for the swimming pool.



OUTBUILDING/STORE

A substantial stone fronted building providing office and storage/workshop.

BOILER ROOM

Housing oil fired boiler serving the swimming pool/leisure suite. Pool filtration system.

PADDOCK

A large fenced paddock is located below the property with a selection of mature trees and gated access onto the adopted lane. There is a further wooded area with large pond and decked seating area to the side of the drive.

The whole, to include property, gardens and paddock extends to approximately 5 acres.

AGENT'S NOTE

Denbighshire County Council - Council Tax Band I.

We are advised that the property has private septic tank drainage system and a pumped mains water supply.

Oil fired central heating system with a second oil fired boiler serving the swimming pool/leisure suite.

ESTATE AGENT'S ACT 1979

In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is an Estate Agent and Chartered Surveyor.

DIRECTIONS

From the Agent's Mold Office proceed along New Street and thereafter Ruthin Road and on reaching the outskirts of town take the second exit off the roundabout onto the A494 Ruthin Road. Follow the road up the hill through Gwernymynydd and thereafter Cadole and the village of Llanferres. After a further 0.5 mile take the left fork signposted Llanarmon Yn Ial and Graianrhyd. Continue on this road for some 2 miles and take the right turning signposted Llanarmon Yn Ial village. On entering the village proceed past The Raven Inn and village shop, and fork right thereafter onto Maes Ial. Follow the road into open countryside and on reaching a minor 'T' junction, where the road actually bears to the left, keep left and continue for a short distance and take the first right turning denoted by the 'no through road' sign, whereupon the property will be found after approximately 0.5 mile on the right hand side.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

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

DCW/JF



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 representation or warranty in relation to the property.



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