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## 2 Old School Cottages Ruthin Road, Llanferres, CH7 5SN

**£195,000**

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**EPC - E49 Council Tax Band - C Tenure - Freehold**

# Ruthin Road, Llanferres

## 2 Bedrooms - House

NO CHAIN If you're looking for a home that seamlessly blends history, nature, and modern comfort, then look no further. 2 Old School Cottage, nestled at the base of Moel Famau and just a mile from Loggerheads Country Park, in the enchanting village of Llanferres, Denbighshire, is a true gem. This beautifully presented Stone Cottage being part of a converted school which has been renovated to a high specification offering a modern fitted kitchen, feature fireplace with wood-burning stove, two good sized bedrooms and bathroom. Designated off street parking.

EPC -E 49, Tenure - Freehold, Council Tax -C

### Description

NO CHAIN This property is situated within the Moel Famau Loggerheads Area of Outstanding Natural Beauty (AONB), which is a testament to the remarkable and unspoiled landscapes that envelop it. Living here means being a part of this pristine environment, where every day feels like a journey through nature's masterpiece.

St. Berres Parish Church: Within the village, you'll discover the historic St. Berres Parish Church, a true architectural treasure with roots dating back to Druidic times. It stands as a symbol of community and faith, adding to the rich heritage of the village.

Catchment for Llanferres's Infant School: For families with young children, 2 Old School Cottage is within the catchment area for Llanferres's Infant School, providing a convenient and quality education option.

In addition to its idyllic rural setting, 2 Old School Cottage offers convenient access to major cities like Liverpool, Manchester, Chester, and the broader North Wales region. You can enjoy the best of both worlds—peaceful village life and easy access to urban amenities.

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### Historical Reference

Built in 1850, this property is a piece of local history. As the original school building, it exudes character and charm. The echoes of bygone eras resonate through the walls, making it a unique and special place to call home.

### Location

Llanferres offers local amenities and is favoured for its excellent countryside setting ideal for outdoor pursuits being close to Moel Famau and Loggerheads. The property is also in close proximity to the market town of Mold which offers a wider range of facilities including recreational and shopping. There is a local primary school and bus stop. The A55 and main motorway networks are within easy reach making accessible the towns and centres of employment throughout the north west region.

### Accommodation

The entrance to the house is located at the rear of the property, featuring a White PVC door. The porch door also consists of a PVC door with a coloured lead inset and matching side panels. From there, it leads to the spacious hallway.

### Entrance Hall

Wall mounted electric heater, Karndean flooring. Stairs leading up to first floor accommodation and doors off to:

### Living Room

14'11" x 10'10"

A spacious room with double glazed window enjoying an open aspect and views over farmland, solid oak flooring, TV point and feature chimney breast housing wood burner and electric heater.

### Kitchen / Breakfast Room

12'6" x 11'5"

Fitted with a range of shaker style fronted base and wall units with complimentary worktops and splash backs. Inset ceramic sink with mixer tap, integrated appliances comprising electric hob, oven and cooker hood, fridge freezer, dryer, washing machine and dishwasher. Kardean flooring, electric heater, understairs storage cupboard and double glazed window with rural views.



### First Floor Landing

Double glazed window, loft access and doors to all rooms.

### Bedroom One

15'10" x 11'5"

A spacious double bedroom with double glazed window to the front with far reaching views, laminate flooring, electric heater and two fitted cupboards.

### Bedroom Two

9'5" x 9'3"

A spacious double bedroom with double glazed window to the front with far reaching views, laminate flooring, electric heater and two fitted cupboards.

### Bathroom

With Double Glazed obscure glass window to the front elevation, panelled P-shaped bath with electric shower over, low level W.C., vanity wash hand basin with storage underneath, recessed spotlights and ceramic tiled floor and walls and chrome towel rail.

### Outbuilding

To the front of the property with timber door giving access to a storage area with private seating area to the front.

### Outside

One of the standout features of 2 Old School Cottage is the truly breathtaking views that greet you from every window. Whether you're in the living room, kitchen, or one of the bedrooms, you'll be treated to panoramic vistas of the stunning natural beauty that surrounds this property. Imagine waking up to the sight of Maeshafn or enjoying your morning coffee while taking in the tranquil landscape. There are two designated car spaces located at the rear of the property, ensuring ample parking for residents. Additionally, there is an extra parking space available at the front of the property if needed.

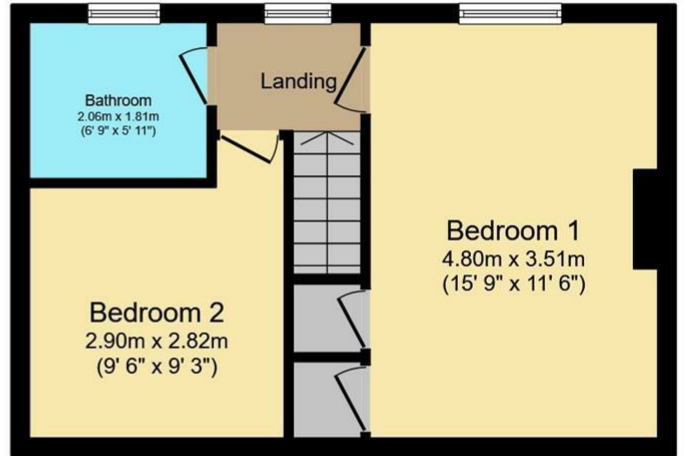
### Directions

From our Mold Office turn right and proceed along A5119 towards Ruthin then at the Gwernymynydd roundabout take the second exit onto A494 and proceed for approximately 3 miles where the property can be found on the right hand side identified by a Williams Estates For Sale board.





**Ground Floor**



**First Floor**

Total floor area 71.9 sq.m. (774 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.