



williams estates



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The Sun Derwen, Corwen, Denbighshire, LL21 9RN

£695,000

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EPC - F24

Council Tax Band - G

Tenure - Freehold

, Corwen

3 Bedrooms - House - Detached

A charming farmhouse, with a converted barn, which is nestled on half an acre of land, with an additional paddock being nearly an acre. Enjoying panoramic views of the surrounding countryside, this property features an open-plan kitchen/living space, a spacious conservatory, a cellar for storage, two snugs, a living room, a utility room, three bedrooms, a family bathroom, and a convenient downstairs shower room. EPC Rating - TBC, Tenure - Freehold, Council Tax Band - G.



Accommodation

uPVC double doors leading into:

Conservatory

19'8" x 14'5" (6 x 4.4)

Spacious conservatory featuring a vaulted glass ceiling, tiled flooring, and wall heaters. Accessible through a uPVC double-glazed door, the adjoining hobby room/study measures 3.44 x 2.3 meters. uPVC double glazed doors leading into:

Kitchen/Open plan living area

26'2" x 12'9" (8 x 3.9)

A wood-burning stove on a granite hearth, tiled flooring and two double radiators. A double-glazed door and window offer views of the cottage garden to the front elevation, pine double doors open to a downstairs store room/cellar with power, light, and an additional double-glazed window. Stairs leading to the second sitting room, with a vaulted ceiling, glazing overlooking the kitchen, a double radiator, and a picture window at the gable end with views of the open fields. From the living area, steps lead into the well-appointed kitchen, featuring worktops with drawers and base units, overhead wall units, an integrated double oven, a 1 and a half bowl single drainer sink with a swan-neck mixer tap, a four-ring electric hob, plumbing for a dishwasher, and double-glazed windows on both side elevations.



Inner hallway

Expansive glazed window, providing a view of the driveway and side garden, white-washed stone wall, and a tiled floor.

Shower Room

Corner shower enclosure, wash basin, W.C., column radiator and a double-glazed window.

Downstairs Bedroom

13'5" x 7'6" (4.1 x 2.3)

Two double glazed windows and a double radiator.

Glazed Room

19'8" x 7'2" (6 x 2.2)

Connecting the main farmhouse to the barn, currently used as an art room, this area features four double-glazed windows at the rear, a sizeable double-glazed window at the front, and an accompanying door.

Inner Hallway

A double radiator and a rear-facing double-glazed window, with stairs ascending to the first floor and descending stairs to a hallway. The hallway includes a storage cupboard and provides access to the utility room, living room, and snug.



Living Room

20'0" x 15'2" (6.1 x 4.63)

Feature stone-built inglenook fireplace, whitewashed beams, and two double radiators, this space also includes an additional small seating area and two double-glazed windows to the front. A doorway leads to:

Snug

15'5" x 9'0" (4.7 x 2.76)

A wood-burning stove, a double radiator and double-glazed windows at both the front and side elevation and whitewashed beams. Access to the utility room is provided through a glazed door.

Utility room

Countertops with drawers and base units underneath, plumbing for a washing machine, a stainless steel sink, a radiator, a Worcester oil-fired central heating boiler, a double-glazed window overlooking the rear, and a double-glazed door providing access to the enclosed garden at the rear.

First Floor Landing

Two built-in wardrobes and a double-glazed window at the rear, along with a laundry room featuring a hot water cylinder and additional storage space.

Bedroom One

16'4" x 13'11" (5 x 4.26)

A double radiator, a front-facing double-glazed window, a double-glazed roof window, and a timber whitewashed panelled wall.

Bedroom Two

15'8" x 9'0" (4.8 x 2.76)

A double-glazed window at the front, a double-glazed roof window, built-in wardrobes and a double radiator.

Bathroom

9'0" x 5'10" (2.76 x 1.8)

A bathtub, washbasin, W.C., radiator, and a front-facing double-glazed window to the front elevation.

Paddock

The Paddock is roughly 0.9 of an acre with gated access, across the road from the main dwelling.

Outside

Upon entry there is a parking area to your left, providing access for multiple vehicles. There is a gravelled driveway alongside lawns bordered by mature shrubs and fencing. The location provides fantastic countryside views. To the front of the property there is a gravelled yard providing access to the Art Room. Further ahead a gate leads to another courtyard, gravelled with steps ascending to a tiered garden featuring a lawn and shrubbery.

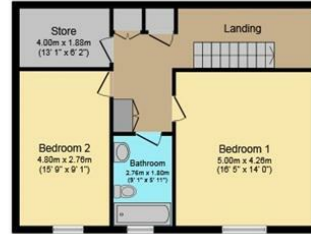
Directions

From the Williams Estates Branch in Ruthin, Well Street, continue to the top of well street onto the square, as you reach the junction take the second left onto Clwyd Street. Continue to the end of Clwyd Street, at the junction take a left onto Mwrog Street, continue on, straight over the round about and follow the road (B5105) continue for 4.3 miles to Clawdnewydd, as you drive past the Glan Llyn pub take your second left turning and continue onto this road for approximately 1.08 miles and the property will be found on your left.





Ground Floor



First Floor



Total floor area 247.3 m² (2,662 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		24	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.