



Bryn Isaf Pentre Coch, Ruthin, Denbighshire, LL15 2YD

£575,000

 3  2  2  F

EPC - F29

Council Tax Band - F

Tenure - Freehold

, Ruthin

3 Bedrooms - House - Detached

Dating back in part to the mid 1300's a detached country property located approximately three miles from the medieval town of Ruthin. For the first time in over 40 years Bryn Isaf has become available for sale on the open market. The accommodation which has the benefit of a new roof comprises hall, two reception rooms kitchen and a ground floor shower room, there is a large landing, 3 bedrooms and family bathroom.

There are ground of approximately two acres and two stables. The gardens are lovely with a sunny aspect and a huge variety of trees and shrubs to include an ancient Yew and Lime trees and the property has lovely views across adjoining countryside. The owner is a herbalist, as a result only organic products have been used on the grounds over the years.

As a matter of interest the property is also mentioned in The Domesday Book.

Tenure - Freehold. EPC - TBC. Council Tax Band F



Reception Hall

Exposed timber floor, double panel radiator, space for washing machine and condensed tumble dryer, door to the rear. Stairs from Hall to Landing.

Sitting Room

11'6" x 11'6" (3.53 x 3.51)

Feature glazed wattle and daub wall, exposed beamed ceiling, pitch pine block floor, double glazed window to the front elevation and single glazed french doors to the patio area at the side elevation.

Living Room

18'2" x 10'0" (5.56 x 3.07)

Exposed beamed ceiling, pitch pine block floor, floor to ceiling leaded stained glass window to the front, Inglenook feature fireplace housing a log burner, oak beam above. beamed ceiling. Access to:

Kitchen

15'4" x 11'5" (4.68 x 3.49)

Modern well fitted kitchen having a range of base and wall mounted cupboards and drawers, complimentary working surfaces, 1 1/2 bowl sink and drainer having a mixer tap, space for range cooker, tiled splash backs, corner larder cupboard with shelving, boiler serving the oil central heating and hot water, cooker hood, double panel radiator, exposed beams.

Ground Floor Shower Room

10'1" x 3'8" (3.09 x 1.13)

Enclosed fully tiled shower cubicle, wash hand basin, low level WC, double panel radiator, double glazed window.

Landing

21'3" x 7'2" (6.50 x 2.20)

A very large area having good sized storage cupboards, double glazed velux window, two double glazed windows to the rear, double panel radiator.

Bedroom

13'1" x 11'8" (3.99 x 3.56)

Ornamental wooden fire surround, double glazed window to the front and side, exposed beams, radiator. beautiful views across the Vale of Clwyd.

Bedroom

12'2" x 12'0" (3.72 x 3.67)

Radiator, double glazed windows to the front and side, storage area, exposed beams, views across open countryside.



Bedroom/Office

12'0" x 11'9" (3.66 x 3.60)

Vaulted ceiling having exposed roof timbers, radiator, three double glazed windows, additional dressing area, feature leaded glass window.

Bathroom

12'0" x 11'9" (3.66 x 3.60)

Corner bath, pedestal wash hand basin, low level WC, tiled walls, double glazed velux roof window, heated towel rail, double glazed window to the side.

Outside

Situated approximately three miles from the the medieval town of Ruthin near the tracks of the old Drovers trail to Cardiff and The Offa's Dyke lies Bryn Isaf a detached 3 bedroom house standing in grounds of approximately two acres, there are two stables and two metal storage sheds.also and a summer cabin having an adjoining WC and wash hand basin. The property is approached via a gravelled drive providing parking for numerous vehicles, there are lawned gardens, a good variety of trees to include an ancient Yew and Lime tree.

There are a wide variety of shrubs, herbs and approximately 20 ancient apple trees. There are also a variety of fruit trees to include pear, quince, medlar, cherry, plum and damson trees. In addition there are a selection of soft fruit to include gooseberries, raspberries, rhubarb, white and black currants. There are stocked borders, a poly tunnel and greenhouse, wooden gazebo and tool store.

The property has fantastic open views across adjoining countryside across the Vale of Clwyd providing a peaceful place to reside.

The property is mentioned in the Domesday Book and has its own private water supply and septic tank drainage.

is an adjoining paddock

Directions

From the Agents Ruthin office continue to the bottom of Well Street turning right at the junction then taking the second left onto Llanrhydd Street, continue for approximately one mile turning right onto the B54219 then turn left for Pentre Coch. Continue on this road bearing right then taking a second left con tinue for approximately 0.8 miles whereupon the property will be found on the left.





Ground Floor
Floor area 63.6 m² (685 sq.ft.)



First Floor
Floor area 64.0 m² (689 sq.ft.)

TOTAL: 127.6 m² (1,374 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 29 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.