



Cyffylliog,  
Ruthin, Denbighshire LL15 2DR

Price  
£399,500

A newly restored and sympathetically extended four bedroom detached period house standing in a very secluded rural setting amidst informal gardens and open woodland extending to an area of about 3.59 acres in total. This very attractive stone fronted house has been renovated and refurbished by the owners over the last few years combining original features with a wealth of modern amenities. A particular feature is the extensive use of hardwoods to include new ash framed windows to the majority, oak internal doors and splendid outer porch, a stunning kitchen extension with open vaulted ceiling, oak frame with panoramic window and a bespoke cherry wood kitchen. It affords: an enclosed outer porch, hall, lounge with impressive fireplace, snug, day lounge with open verandah, large kitchen/family room, utility room, luxury bathroom, first floor landing, four bedrooms and shower room. Oil central heating. Detached barn with potential for conversion, 32' x 19' bespoke timber framed and lined workshop and six berth static caravan.

# Cyffylliog, Ruthin, Denbighshire LL15 2DR

## LOCATION

Fridd Arw stands in an idyllic and very secluded rural environment adjoining open countryside and on the periphery of the Clocaenog Forest. It is only 3 miles from Cyffylliog and 8 miles from Ruthin yet it is an ideal location for wildlife and naturalists. The nearby village has a popular primary school and village Inn with small General Store, whilst the market town of Ruthin provides an extensive range of facilities catering for most daily requirements and good road links towards Chester and Wrexham and beyond.

## FORMER BARN

Located to one side of the house is a derelict former barn which has potential for conversion. The owners have prepared detailed drawings to develop into overspill accommodation with cinema room, guest bedroom and bathroom, however this could also be ideal for use as holiday accommodation, details of which are available on inspection. No planning application has been made to date.

## THE ACCOMMODATION COMPRISES

### PORCH

2.29m x 1.12m (7'6" x 3'8")

Fine outbuilt oak framed porch with a vaulted roof under drawn in oak and pine. Full depth double glazed windows, and a matching double glazed door leading in. Travertine tiled floor. Ash panelled and double glazed door leading to:

### ENTRANCE HALL

With a wide staircase rising off. Cherry wood boarded floor which extends into the adjoining lounge.



### LOUNGE

4.47m x 4.14m (14'8" x 13'7")

A delightful room with a splendid stone faced chimney breast with a raised tiled hearth and a freestanding Morso multi-fuel cast iron fireplace. Heavy beamed ceiling, new double glazed hardwood frame sash window to the front elevation with painted panelling to either side, fitted cabinet to recess, Cherry boarded floor, and attractive fitted Maple wall panelling in part with wall light and panelled radiator.



### INNER LOBBY

With under stairs storage.

### DINING ROOM

4.45m x 2.18m (14'7" x 7'2")

Pine boarded ceiling with downlighters, hardwood window to the front elevation with painted panel surround, matching flooring, display niche and panelled radiator.



### SUN LOUNGE

3.35m x 2.87m (11'0" x 9'5")

Designed to take full advantage of the delightful views over the gardens and across the valley towards wooded countryside, it has a fine hardwood panelled twin glazed doors with matching panels to either side leading to a long verandah, matching double glazed window to the front elevation with tiled sill, Cherry floor, boarded ceiling with downlighters, TV aerial point and radiator.



### BATHROOM

2.90m x 2.21m max. (9'6" x 7'3" max.)

A luxury white suite to a contemporary style comprising a 'P' shaped bath with glazed screen and a high output shower head over, vanity with painted cabinet, polished granite top and a round white sink, low level wc, attractive tiling in part, Italian porcelain flooring and chromed towel radiator.



### KITCHEN / DINING ROOM

4.83m x 4.34m (15'10" x 14'3")

A recent addition to the house, it provides a very interesting and adaptable kitchen designed to take full advantage of the pleasing views with a high degree of natural light, it features an oak framed outer wall with a high vaulted ceiling with 'A' frame truss, purlins and rafters overdrawn with pine boarding. The kitchen provides a bespoke range of cabinets and drawers made by the owners, Hothe Kitchens of Ruthin, with cherry door and drawer fronts and solid oak working surfaces, space for a range cooker with LPG and electric supply, together with concealed extractor hood and light over. Void and plumbing for dishwasher. It combines a white glazed Belfast twin bowl sink with a granite drainer surround with mixer tap, travertine flooring, and radiator. Full glazed door leading through to the inner lobby and a matching door to a side porch/utility.



### ADDITIONAL PHOTO

### SIDE PORCH/UTILITY

2.36m x 1.70m (7'9" x 5'7")

Plumbing for a washing machine, space for tumble dryer, matching travertine flooring, partially vaulted ceiling with exposed rafters, large walk-in storage cupboard, radiator and a further glazed door to rear.

### FIRST FLOOR

#### LANDING

With polished Cherry floor, partially vaulted ceiling underdrawn in pine, double glazed window with painted panel surround and radiator.

#### BEDROOM THREE

4.47m x 2.49m (14'8" x 8'2")

High vaulted ceiling with pine cladding and downlighters, modern sash window to the front elevation, matching flooring, open bulkhead cupboard with shelving and radiator. Access off bedroom three to bedroom one.



## EN-SUITE SHOWER ROOM

1.55m x 1.27m (5'1" x 4'2")

Modern white suite comprising corner cubicle with Mira shower, wash basin and wc, painted boarded walls and ceiling, with travertine wall tiling to the shower and floor. Radiator.

## BEDROOM ONE

5.23m max. x 3.12m (17'2" max. x 10'3")

An attractive room with a high vaulted ceiling with all four walls and the ceiling clad in painted pine with two windows to the rear elevation and a double glazed window to the gable with far reaching rural views, radiator.



## BEDROOM TWO

4.01m x 2.16m (13'2" x 7'1")

High vaulted ceiling clad in pine with downlighters, two double glazed windows, matching hardwood floor, feature exposed roof timbers to the internal dividing wall and low level radiator.



## BEDROOM FOUR

3.10m x 2.21m (10'2" x 7'3")

High vaulted ceiling underdrawn in pine with downlighters, modern hardwood framed window with painted panel surround, matching flooring and radiator.



## OUTSIDE

The property stands in a very secluded semi wooded environment within grounds of about 3.59 Acres. It is approached over a long, private and no through country lane which sweeps down through woodland to a wide hardcore parking and turning area to the front and one side of the house, and thereafter extending to the right hand side towards the rear garden and workshop. To the front is a large six berth static caravan which benefits from electric light and water and is plumbed into the septic tank system. Adjoining is an open sided four bay log store.



## GARDENS

The gardens are bounded in part by a low level random stone wall with stone steps leading down to the main entrance. To the left hand side there are sweeping lawns which extend down to the boundary where it is interspersed with established and well stocked flower and shrub borders, together with many native trees. There is a most attractive timber canopy which extends along the full width of the left hand gable with raised decked area and with an adjoining slate and paved patio. To the rear are further informal gardens, mainly lawn, with raised patio, wide stone steps and the remains of an original stone farm building, which may have some potential for renovation subject to usual consents being obtained. To the lower garden is a potting shed with an attractive pond area and a modern purpose built timber framed and panelled workshop.



## ADDITIONAL PHOTO



## WORKSHOP

9.75m x 5.79m (32'0" x 19'0")

A large purpose built workshop of timber construction With boarded floor, electric light, freestanding sawdust burner and power installed. It is a very adaptable room idea for a variety of activities.



## DIRECTIONS

From the Agent's Ruthin Office proceed down Clwyd Street and on reaching the junction with Mwrog Street bear left. Continue directly over the mini roundabout into Llanfwrog and thereafter take the first right signposted Cyffylliog and Bontuchel. Continue for some 4 miles through the village of Cyffylliog and proceed over the bridge, past the primary school and continue on this road out of the village. Continue for some 2 miles and on reaching the end of the long straight section of road take the next left turning and immediately left again onto a minor country lane. Follow the road for about 0.5 mile whereupon the driveway to Ffridd Arw will be found set down on the left hand side.

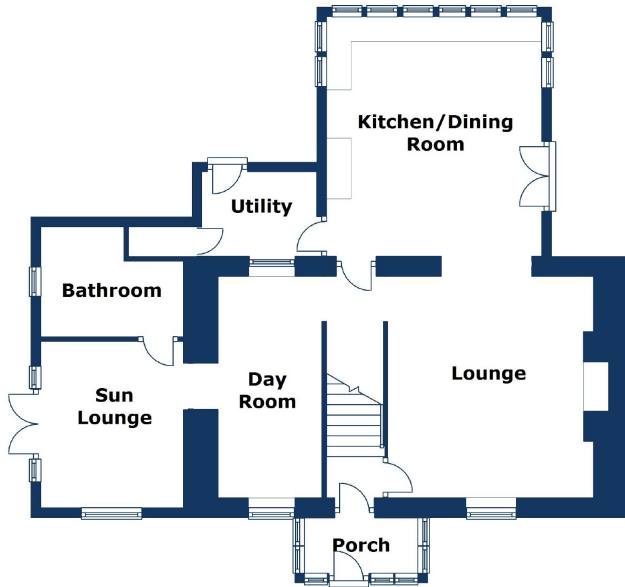
## VIEWING

By appointment through the Agent's Ruthin office on 01824 703030.

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

HME/SG/LKJ

Ground Floor



First Floor



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.

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