



Pandy'r Capel

Bryn Saith Marchog,
Corwen, Denbighshire LL21 9SB

Price
£595,000

A very substantial early 18th century mill comprehensively renovated and refurbished to provide a very spacious and adaptable residence and holiday lets, providing a five bedroom house, a three bedroom apartment, a bedsit and a most delightful stone two bedroom riverside cottage - the whole standing in an idyllic rural setting adjoining the River Clwyd amidst grounds of about 2 acres. The property is for sale as a family home plus holiday lettings business but, as the accommodation is very flexible, it would also be suitable as an extended family residence, permanent lets, or for other purposes (subject to the usual permissions / consents being obtained).

Ruthin 5 miles, Chester 28 miles, Llangollen 16 miles.

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Hafannedd was purchased by the owners some 13 years ago in a derelict and redundant condition and has been completely renovated and refurbished and now provides a unique building, combining a self-contained three storey owners' house together with one highly appointed three bedroom apartment, a bedsit and a splendid two bedroom riverside cottage. The owners have created a very successful holiday lettings business with a 4 Star rating.



LOCATION

Hafannedd stands in a secluded and sheltered position adjoining the River Clwyd with an extensive landscaped garden. The nearby town of Ruthin provides a range of facilities catering for most daily requirements together with good road links towards Chester and Deeside. This is an ideal base for tourism as it is within easy reach of all the attractions North Wales and Snowdonia have to offer, whilst being within easy reach of Liverpool, the North West, the Midlands and the Shropshire borders.

THE ACCOMMODATION COMPRISES

HAFANNEDD

As indicated, the accommodation is very flexible and the lounge plus bedroom 4 and a bathroom could easily be split off to form a third holiday let, if required.

ENTRANCE

Entrance door to main house, hardwood double glazed window to front, radiator, tiled flooring, wall lights, exposed beams, steps to snug/office.

PANTRY

2.44m x 1.55m max (8'0" x 5'1" max)

Window to side, hardwood single glazed window to front, tiled flooring, ceiling light.

SNUG/OFFICE

4.11m x 2.57m max (13'6" x 8'5" max)

PVCu double glazed window to rear, radiator, laminate flooring, wall lights.

KITCHEN

3.58m x 4.45m max (11'9" x 14'7" max)

Fitted with a matching range of base units with drawers and worktop space over, matching island unit with cupboards under, stainless steel sink and mixer tap, space for fridge / freezer and cooker, fitted Stanley range cooker (also provides heating and hot water), PVCu double glazed window to rear, tiled flooring, exposed beams and ceiling light.

UTILITY ROOM

3.18m x 2.31m max (10'5" x 7'7" max)

Fitted with a matching range of base units with worktop space over, wall unit, one and a quarter bowl sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, PVCu double glazed window to rear, PVCu double glazed window to side, radiator, tiled flooring and hardwood stable door.

DINING ROOM

4.75m x 3.53m (15'7" x 11'7")

Two new upvc double glazed windows to front, radiator, fitted carpet, exposed beams and ceiling light, solid fuel burning stove with glass door. Inglenook with original cupboards.



INNER HALL

Stairs, open plan to storage cupboard.

BATHROOM

3.12m x 2.29m max (10'3" x 7'6" max)

Three piece coloured suite comprising panelled bath with shower over and glass screen, washbasin and low-level WC, tiled splashbacks, PVCu double glazed window to rear, radiator, fitted carpet, ceiling spotlights.

CENTRAL HALL

Radiator, fitted carpet, ceiling light.

BEDROOM THREE

4.04m x 2.95m max (13'3" x 9'8" max)

(Currently used as a twin / triple)

PVCu double glazed window to front, radiator, fitted carpet, exposed beams and ceiling light.

SEPARATE WC

Two piece suite wash hand basin and low-level WC, tiled splashbacks, laminate flooring, ceiling spotlight.

BEDROOM 4

4.04m x 2.64m max (13'3" x 8'8" max)

(Currently used as a double)

PVCu double glazed window to front, radiator, fitted carpet, exposed beams and ceiling light.

BATHROOM

Hardwood double glazed window to rear, radiator, laminate flooring, ceiling spotlight, three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, wall mounted mirror, shaver point and light.

LOUNGE / FAMILY ROOM

7.70m x 7.54m max (25'3" x 24'9" max)

External staircase from garden leading to hardwood entrance door, five PVCu double glazed windows, two radiators, fitted carpet / wooden flooring, wall light(s), vaulted ceiling with exposed beams, ceiling light and Velux skylights. Solid fuel burning stove, matching range of base and eye level units and cupboards, stainless steel sink with single drainer and mixer tap, integrated fridge, three ring ceramic hob with extractor hood over. Attic space for storage.



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LANDING
Fitted carpet with ceiling light, bookcase, stairs.

BEDROOM ONE
4.37m x 3.25m max (14'4 x 10'8 max)
Two PVCu double glazed windows to rear, built-in wardrobe, radiator, fitted carpet, exposed beams and ceiling light.



BEDROOM TWO
4.04m x 3.66m max (13'3 x 12' max)
New double glazed windows to side and front, three built-in wardrobes, radiator, fitted carpet, exposed beams and ceiling light.

BEDROOM 5 / STUDY
4.57m x 4.37m max (15'0 x 14'4 max)
UPVC double glazed window, radiator, fitted carpet, sloping ceiling with exposed beams, ceiling light and dormer with hardwood window. Built in cupboards.

THE MILL

COMMUNAL AREA
4.27m x 3.10m max (14'0 x 10'2 max)
External entrance door to communal area, PVCu double glazed window to front, radiator, laminate flooring, ceiling spotlights.

UTILITY ROOM
3.48m x 2.82m max (11'5 x 9'3 max)
Radiator, laminate flooring, exposed beams and spotlights, plumbing for washing machine, stainless steel sink unit worktop space with base cupboard. Worcester oil fired central heating boiler. Cupboard.

MILL APARTMENT

ENTRANCE HALL
Panelled door leading to hall, fitted carpet, ceiling spotlights.

BATHROOM
Radiator, laminate flooring, ceiling spotlights, four piece suite comprising bath, pedestal wash hand basin, tiled shower cubicle with fitted shower over, shower base and glass screen and low-level WC, tiling to all walls, shaver point and light.

BEDROOM ONE
3.07m x 2.67m max (10'1" x 8'9" max)
(Currently used as a twin)
PVCu double glazed window to front, radiator, fitted carpet, exposed beams and ceiling spotlights.

OPEN PLAN LOUNGE/KITCHEN
5.87m x 3.84m max (19'3 x 12'7 max)
Two PVCu double glazed windows to rear, two radiators, fitted carpet / laminate flooring, exposed beams and ceiling spotlights. Solid fuel burning stove, matching range of base and eye level units and cupboards with drawers and worktop space over, stainless steel sink with single drainer and mixer tap, fridge, cooker.



BEDROOM TWO
3.10m x 2.92m max (10'2 x 9'7 max)
(Currently used as a double / twin)
PVCu double glazed window to front, radiator, fitted carpet, exposed beams and ceiling spotlights.

BEDROOM THREE
3.07m x 2.67m max (10'1 x 8'9 max)
(Currently used as a single or dining room)
PVCu double glazed window to side, PVCu double glazed window to front, radiator, fitted carpet, exposed beams and ceiling spotlight.

BEDSIT



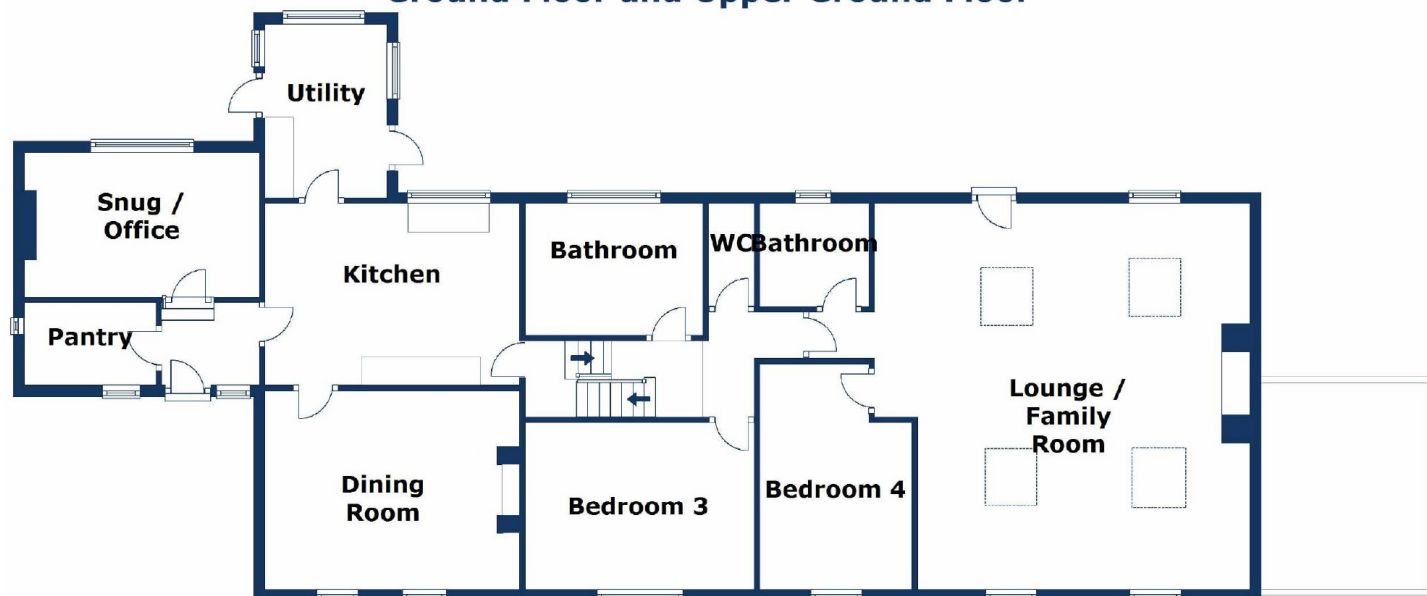
LIVING AREA
Entered by hardwood external door, PVCu double glazed window to front and side, radiator, fitted carpet, exposed beams and ceiling light, double door to:

BATHROOM
2.01m x 1.37m max (6'7 x 4'6 max)
Tiled flooring, ceiling light, three piece suite comprising panelled bath with shower over, shower curtain and rail, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, wall mounted mirror.

WORKSHOP
Single storey storage/workshop area with double doors. Power and light.

THE COTTAGE

Ground Floor and Upper Ground 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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