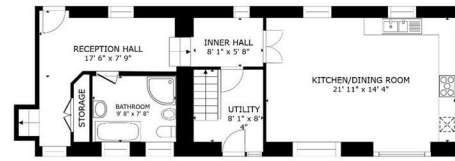


Ty Isa Barn Holyhead Road, Corwen, Denbighshire, LL21 9EF



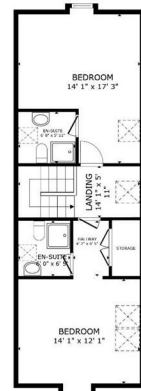
FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1 715 sq.ft. FLOOR 2 992 sq.ft. FLOOR 3 607 sq.ft.  
EXCLUDED AREA - REDUCED BEDROOM 147 sq.ft.  
TOTAL: 2,315 sq.ft.



FLOOR 1

GROSS INTERNAL AREA:  
FLOOR 1 715 sq.ft. FLOOR 2 992 sq.ft. FLOOR 3 607 sq.ft.  
EXCLUDED AREA - REDUCED BEDROOM 147 sq.ft.  
TOTAL: 2,315 sq.ft.



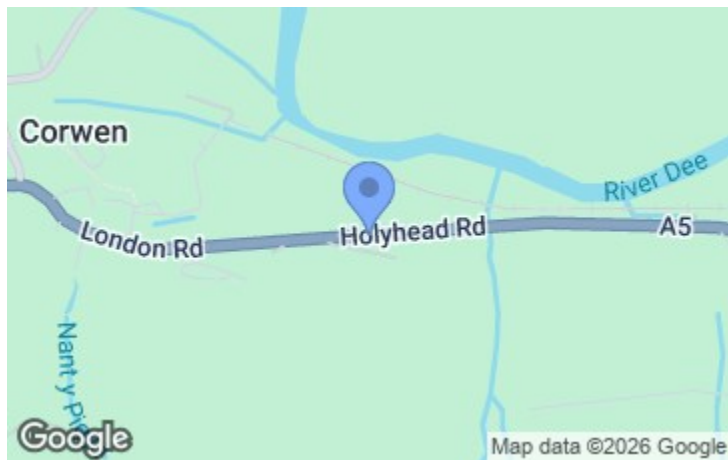
FLOOR 3

GROSS INTERNAL AREA:  
FLOOR 1 715 sq.ft. FLOOR 2 992 sq.ft. FLOOR 3 607 sq.ft.  
EXCLUDED AREA - REDUCED BEDROOM 147 sq.ft.  
TOTAL: 2,315 sq.ft.



**Ty Isa Barn Holyhead Road**  
Corwen, Denbighshire  
LL21 9EF

**Price**  
**£695,000**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

An imposing 4/5 bedroom detached stone faced house offering spacious and highly appointed rooms, together with a purpose built self-contained detached games/hobby room with entrance lobby and first floor landing with large bedroom and bathroom, adjoining double garage and modern home office/studio, landscaped formal gardens with water features and patios, a large hard standing and land extending up the hill towards The Berwyns, the whole extending to about 3.41 acres.

Main house, L-shaped reception hall, inner hall, lounge, lower hall, large & highly appointed kitchen & dining room, utility room, 2 bedroom and bathroom. first floor landing 2 main bedroom both with en-suites. Further upper floor study are with adjoining bedroom and living room.

Detached games/hobby room with entrance lobby, first floor with bedroom and bathroom, adjoining double garage.

Detached purpose built home office/studio.

Private entrance with two gated drives leading to extensive parking and hard standing. Private formal gardens and a parcel of land bounded by a mountain stream.



**LOCATION**

Located about 0.5 mile from Corwen in a secluded setting just above the A5 and some 9.5 miles west of Llangollen. It stands in the heart of the Dee Valley noted for its scenic beauty and the historic Llangollen Private railway which now extends in to Corwen. The land stands on the lower slopes of The Berwyn Mountains. It is a very private setting with large lower drive opening to the house and land via two gated entrances and drives.

The property provides both an extensive and versatile home with potential to utilize the Hobby/Games room as a self-contained 1/2 bedroom annex as required as it has its own secluded garden area to rear with potting shed, slated area and ornamental pond. The main gardens are landscaped to provide a more formal area approached off the upper hall, in addition to a large decked area to the western elevation.

**THE ACCOMMODATION COMPRISES**

Main entrance with panelled door leading into an L shaped reception hall.

**RECEPTION HALL**

5.33m max x 2.36m max (l shaped) (17'6" max x 7'9" max (l shaped))



L shaped reception hall with polished hardwood flooring, two windows, built in double door cloaks cupboard with coat hooks, panelled radiator. Three steps lead up to the main central hall.

**CENTRAL HALL**

Twin panelled doors opening to the central courtyard. Turned staircase rising off with concealed understairs cupboard also with fitted shelving, matching flooring, two panelled radiators.

**LOUNGE**

5.51m x 4.45m (18'1" x 14'7")



Adams style fireplace with black polished marble insert and hearth and ornate white fire surround, coal effect electric Living Flame fire, double glazed window with views over the garden, matching hardwood flooring, TV point, panelled radiator.



**LOWER HALL**

2.46m x 1.73m (8'1" x 5'8")



Matching flooring, radiator, twin Georgian style glazed doors leading to the kitchen and dining room.

**KITCHEN/DINING ROOM**

6.68m x 4.37m (21'11" x 14'4")



Spacious kitchen and dining room. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with a medium tone hardwood finish to door and drawer fronts and contrasting solid black granite working surfaces to include a central dais with fitted cupboards. Space for slot in electric and gas cooker, stainless steel upstand, Range Master extractor hood and light above, space for American style fridge/freezer, pull out larder unit, integrated dishwasher, integrated Candy washing machine. Fitted pan drawers. Four double glazed windows each with deep granite topped windowsills. Combination of slate effect ceramic tiled flooring and polished wood flooring and panelled radiator.



**LAND**

The land extends up the hill and to the Berwyns for some distance and can be approached either from the main forecourt to the house or via the separate timber panelled gates from the main entrance. The land is bounded to its west elevation by a mountain stream. The land is mainly in a natural state with a number of mature trees.

**DIRECTIONS**

From the Agent's Ruthin Office take the A494 Corwen Road proceeding through the village of Gwyddelwern and on reaching the T junction with the A5104 turn right. At the traffic lights with the A5 turn left and follow the road over the River Dee bridge into Corwen. Proceed through the town centre on the A5 in the direction of Llangollen and the driveway will be found on the right after about 0.5 mile.

**COUNCIL TAX**

Denbighshire County Council - Tax Band G

**TENURE**

Believed to be Freehold.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

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

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

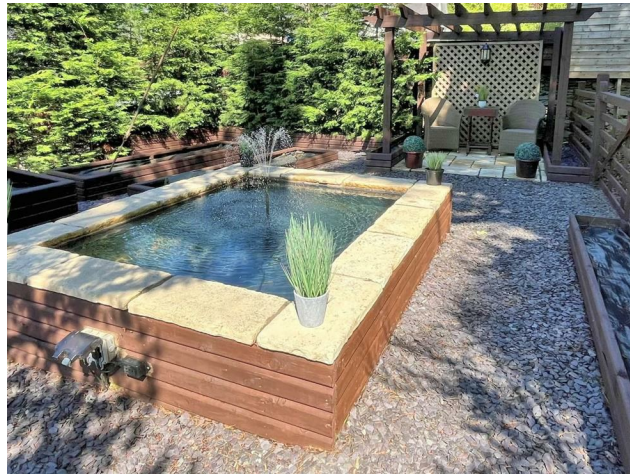
HE/PMW

**ADJOINING STORE ROOM**

Fitted worktop, storage cupboard, wall mounted gas fired combination boiler providing heating and hot water to the building.

**ATTACHED DOUBLE GARAGE**

Two up and over doors to the front, electric light and power installed.



To the rear of the games room, steps and slated pathways lead up to a secluded garden with ornamental pond, pergola, timber framed and panelled potting shed, gate access leading up into the woodland.

**HOME OFFICE/STUDIO**

5.64m x 3.35m (18'6" x 11')



Two double glazed sliding patio windows to front, slate effect floor tiling, partially vaulted ceiling with exposed purlin, wall mounted electric panelled radiator.



**GARDENS**



The property benefits from a very secluded informal garden to the southern elevation of the house with a timber panelled pergola, ornamental fish pond, gravelled and slated areas, timber decked area.



The slated driveway extends also from the courtyard down to a lower area where an area has been defined for a future extension to the house subject to the usual consents being obtained. There is a further decked area to the western elevation of the house.



**SIDE HALL/UTILITY AREA**  
2.54m x 2.46m (8'4" x 8'1")



Fitted base and wall units with void for fridge and tumble dryer, panelled door leading out with staircase off leading to an upper floor lounge and bedroom. Panelled radiator. Wall mounted gas fired boiler providing domestic hot water and heating.

**BEDROOM THREE**  
4.45m x 3.84m (14'7" x 12'7")



Double glazed window, panelled radiator.

**BEDROOM FOUR**

3.20m x 3.00m (10'6" x 9'10")



Double glazed window, panelled radiator.

**BATHROOM**

2.95m x 2.34m (9'8" x 7'8")



White suite comprising jacuzzi style bath with tiled splash, corner shower cubicle with glazed screen and high output shower, bidet, wash basin and low level WC, ceramic tiled flooring, two windows, panelled radiator.

**FIRST FLOOR MAIN LANDING**



Velux roof light, panelled radiator.

**BEDROOM ONE**  
5.26m max x 4.29m max (17'3" max x 14'1" max)



Vaulted ceiling with exposed purlins, double glazed window to side with deep granite sill, fitted wardrobes with hanging rails, panelled radiator.



**EN SUITE SHOWER ROOM**  
2.03m x 1.80m (6'8" x 5'11")



White suite comprising corner cubicle with electric shower, pedestal wash basin and WC, tiled walls, Velux roof light, radiator.

**BEDROOM TWO**  
4.29m x 3.68m (14'1" x 12'1")



Vaulted ceiling with exposed purlins, Velux roof lights, built in double door wardrobe, panelled radiator.

**EN SUITE SHOWER ROOM**  
2.06m x 1.83m (6'9" x 6')



White suite comprising corner cubicle with electric shower, pedestal wash basin and WC, tiled walls, Velux roof light, radiator.

**UPPER FLOOR STUDY**  
4.90m max x 2.67m max (16'1" max x 8'9" max)  
Exposed purlins, panelled radiator. Door leading through to bedroom/living room.

**BEDROOM/LIVING ROOM**  
6.83m x 4.37m max (restricted head room) (22'5" x 14'4" max (restricted head room))



A spacious room with limited head room with exposed A frame truss and purlins, floor level window with sill, TV point, panelled radiator.



**OUTSIDE**



The property stands within grounds of about 3.41 acre. It is approached from London Road over a wide entrance which leads up towards the main house and also the land. The main entrance has decorative wrought iron and electrically operated gates leading to a slated drive which extends up to a central courtyard which adjoins the house, office and studio. The driveway thereafter extends through a five bar cruck gate to a very extensive slated and hardcore area which has development potential. Twin panelled gates open to a side parking area and home office.

**HOBBY/GAMES ROOM**  
7.49m x 5.59m (24'7" x 18'4")



A detached purpose built and mainly stone faced building with slate roof, ground floor games/hobby room which is well lit with two sliding patio windows to the front, fitted bar with glass display cabinets, turned staircase rising off, TV point, panelled radiator.



**FIRST FLOOR OPEN PLAN LANDING**  
3.15m x 2.44m (10'4" x 8')  
Panelled radiator.

**BEDROOM**  
4.78m x 4.29m max (15'8" x 14'1" max)



Vaulted ceiling with Velux window and further window to gable, panelled radiator.



**BATHROOM**  
2.72m x 2.24m max (8'11" x 7'4" max)



White suite comprising panelled bath with bi fold screen and combination shower and tap unit, pedestal wash basin and WC, Velux roof light, extractor fan, panelled radiator.