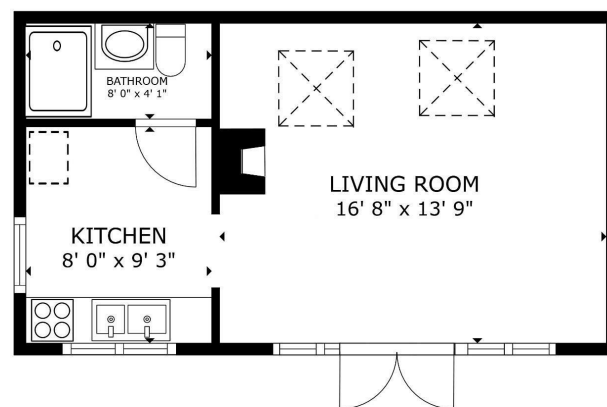


FLOOR 1



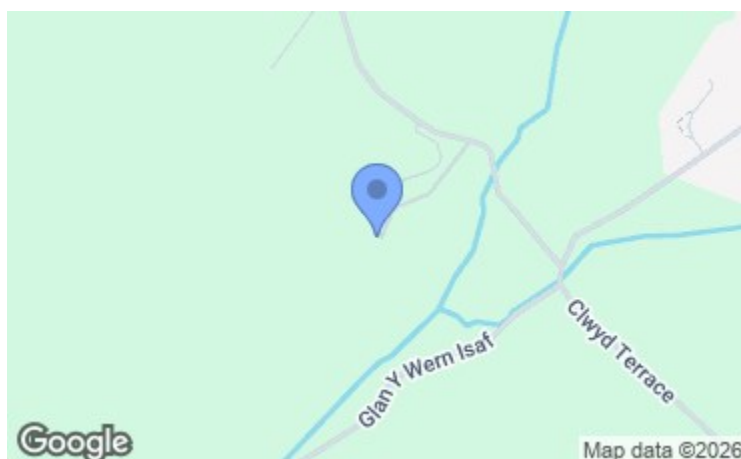
FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 600 sq. ft. FLOOR 2: 607 sq. ft.  
TOTAL: 1,207 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 344 sq. ft.  
TOTAL: 344 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**The Coach House, Plas Bennett**  
Llandyrnog, Denbigh,  
LL16 4EU

**Price**  
**£580,000**

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.

There are properties that feel right from the moment you arrive. This is one of them.

A converted barn in a genuinely private setting, about half a mile from the village, close enough to walk for essentials, far enough to feel entirely on your own. The gardens wrap around the house with the kind of established planting that takes decades to achieve: mature shrubs, sweeping lawns, specimen trees, an ornamental pond, and greenhouse for anyone who takes their growing seriously.

The house itself has been thoughtfully done. Original character, exposed timbers, vaulted ceilings, the proportions that only old agricultural buildings carry, sits alongside proper modern comfort. The sitting room runs the full depth of the plan, with wide French windows opening directly to the garden. The property boasts panoramic southerly aspect views over farmland to the stunning Vale of Clwyd, the kind you stop for rather than take for granted.

The kitchen/breakfast room & family room are at the heart of the house, log burner, high vaulted ceiling, French windows to the garden, and enough space to feel genuinely sociable without being overwhelming. The dining room and entrance hall with galleried landing complete the ground floor. Upstairs, three well-proportioned bedrooms and a beautiful bathroom.

The studio, recently built to a high specification is fully lined and insulated, sits in a secluded garden away from the house with its own kitchen and shower room, and a deck that makes the most of those southerly views. It is currently used as a home office/studio, but with relevant permissions could be used as an independent living space for family/guests. For anyone whose children visit from a distance, that matters more than it might sound.

A double garage, workshop and store complete the practical picture.

This is a home for someone entering a chapter that deserves to be lived well — where the morning starts with a garden worth walking in, and the evening ends beside a fire worth lighting.



## LOCATION

Plas Bennett Hall and Courtyard development stand in a very secluded and unspoilt rural setting located in the heart of the Vale of Clwyd approximately one mile from the popular village of Llandyrnog, which offers a range of facilities for daily needs and provides good road links to the nearby market towns of Denbigh and Ruthin, and the nearest junction to the A55 Expressway at Caerwys some seven miles distant.

The coach house is Grade II listed.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Panelled and glazed door leading to entrance hall.

### ENTRANCE HALL



Attractive staircase rising off with pine balustrade, newels and spindles, enclosed cupboard beneath, riven slate tiled floor.

### CLOAKROOM

Fitted pine cabinet with storage and a white glazed basin above with mosaic effect splashback, low level WC, plumbing installed for washing machine, double glazed window, matching flooring to hall, panel radiator.

## LOUNGE

5.54m x 5.49m (18'2" x 18')



A very attractive, spacious room, light and airy with wide double glazed patio windows opening to the south facing rear garden. Two central supporting beams, feature stone and brick lined fireplace with raised hearth, beam and ornate stove, further double glazed window to rear with integrated colonial-style shutters, oak flooring, panel radiator.



## SHOWER ROOM

2.44m x 1.24m (8' x 4'1")



Wet floor system with shower area benefiting from a glazed screen and electric shower, vanity with bowl and low level WC, mainly tiled walls with ceiling downlighters, Velux rooflight and electric fan heater.

## GREENHOUSE AND GARDEN STORE



To the rear of the studio at one side of The Coach House is a private lawn within which is a modern high quality 8' x 10' bespoke greenhouse together with a large modern timber framed and panelled garden shed with twin doors leading in.

## GARAGE

6.35m x 5.05m overall (20'10" x 16'7" overall)

Large double garage with twin timber panelled doors leading in and electric light and power points and water tap.

## COUNCIL TAX

Denbighshire County Council - Council Tax Band G.

## TENURE

Freehold

## DIRECTIONS

From Denbigh or Ruthin proceed to the village of Llandyrnog and continue to the small cross roads in the centre which is close to the post office and stores. Take the road from the cross roads west towards Llanrhaeadr and after about 0.5 mile take the first right adjoining the large former chapel. Continue for some 300 yards and take the second left on to an unmade lane which is just before Plas Bennett Hall and follow it into the head of the courtyard.

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process.

Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### 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 - REFERRALS

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



**INNER HALL**

Oak flooring, two high level windows and panel radiator. Twin glazed hardwood doors opening to dining room.

**DINING ROOM**

4.17m x 3.58m (13'8 x 11'9)



Two ceiling beams, double glazed window with southerly aspect, panel radiator.

**KITCHEN, BREAKFAST AND FAMILY ROOM**

5.49m x 5.38m (18' x 17'8)



Very much the heart of the house, this is a splendid room with a high vaulted ceiling with Velux rooflight and wide French windows with matching panels to either side opening to the gardens.



It is fitted with an extensive range of base and wall mounted cupboards and drawers with an off white finish to door and drawer fronts and contrasting solid oak working surfaces. In addition there is a large central breakfast bar for four with storage to one side.



The kitchen includes an inset 1.5 bowl sink with drainer and mixer tap, space for slot in range cooker with stainless steel extractor hood and light above, further space for American style fridge/freezer, void and plumbing for dishwasher, Grant oil fired boiler providing domestic hot water and heating. Attractive tiled splashbacks, TV point, corner wood stove on a raised hearth, ceramic tiled flooring, vertical column radiator.



**KITCHEN**

2.82m x 2.44m (9'3 x 8')



Fitted base units with grey finish to door and drawer fronts, oak worktop, white glazed sink together with inset four ring electric hob and oven. It also benefits from a high vaulted ceiling with downlighters and two double glazed windows providing a dual aspect over adjoining farmland. Oak flooring, electric panel radiator.

**THE STUDIO**

5.08m x 4.19m (16'8 x 13'9)



A recent addition to the house, the studio provides a purpose built high specification and insulated garden room clad in timber. It has been designed and arranged to take full advantage of the uninterrupted southerly views over adjoining farmland. It has a wide decked area to the front providing a lovely area for outside entertaining. The studio has a four section full depth window, the centre pair opening outwards and all with fitted roller blinds. The room is light and airy with a high vaulted ceiling with two Velux rooflights, downlighters and oak flooring. There is a wood stove on a raised hearth to one side together with TV point, electric panel radiator and oak flooring.



FIRST FLOOR LANDING



High vaulted ceiling and exposed purlins. Built-in double door linen cupboard, oak flooring, shuttered window, panel radiator.

**BEDROOM ONE**  
5.13m x 3.61m (16'10 x 11'10)



A very spacious through room with a high vaulted ceiling, it is light and airy with two double glazed windows one with fitted blinds, oak flooring, two panel radiators.

**BEDROOM TWO**  
3.61m x 2.54m plus door recess (11'10 x 8'4 plus door recess)



Double glazed window to southerly aspect, high vaulted ceiling with exposed purlins and rafters, oak flooring, panel radiator.

**BEDROOM THREE**  
3.61m x 2.49m (11'10 x 8'2)



Double glazed window with fitted shutters, high vaulted ceiling with exposed purlins, oak flooring, panel radiator.

**BATHROOM**  
3.58m x 1.63m (11'9 x 5'4)



Refurbished with a luxurious white suite comprising a contemporary free-standing roll top bath with chrome mixer tap, large walk-in shower cubicle with floor level tray, glazed screen and high output shower with monsoon style head, pedestal wash basin with tiled splashback and low level WC. Partially vaulted ceiling with downlighters, double glazed window, attractive floor tiling, chrome towel radiator.



**OUTSIDE**



The property stands in a small courtyard development in a very secluded and rural environment about 0.5 mile from the centre of Llandyrnog. It is approached from the rear where there is an open plan lawned area which adjoins the front door whilst the driveway extends beyond to a large double garage. The rear gardens are one of the main features which makes The Coach House such an outstanding family home. Providing extensive and very private grounds, they have been landscaped and developed over many years with a profusion of specimen trees, shrubs and plants to provide interest and colour throughout the seasons. Immediately adjoining the house are two large patios, one to the lounge and one to the kitchen, with a large lawned area and an attractive ornamental pond with cascade. There is a path which leads through to a gravelled area with log store and thereafter extends to the parking area and double garage.

