

The Star Barn, 59 Clwyd Street, Ruthin, Denbighshire, LL15 1HH

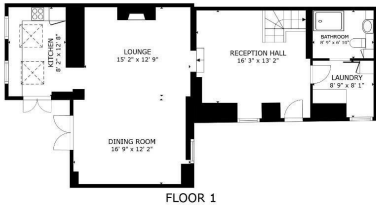
Cavendish
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

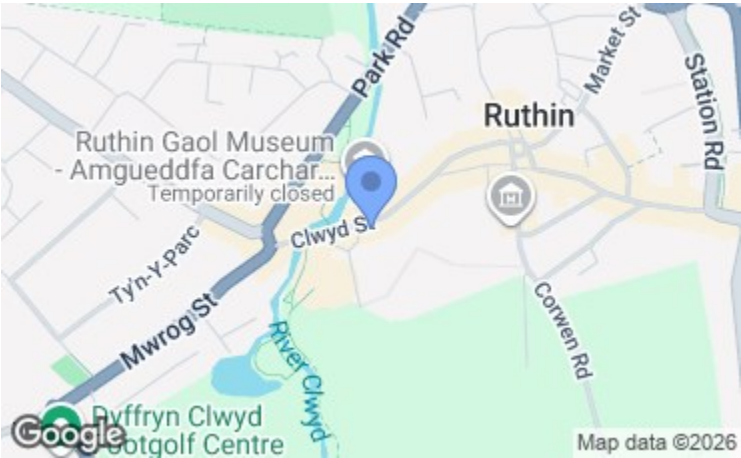
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GROSS INTERNAL AREA
FLOOR 1 959 sq.ft. FLOOR 2 765 sq.ft.
TOTAL 1,724 sq.ft.
SIZES AND SPREADINGS ARE APPROXIMATE, ACTUAL MAY VARY



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Ruthin, Denbighshire
LL15 1HH

Price
£370,000

A DECEPTIVELY SPACIOUS THREE BEDROOM LINK DETACHED PERIOD BARN, RESTORED AND MORE RECENTLY EXTENDED TO PROVIDE A LARGE AND VERSATILE HOME WITH SOUTH FACING COURTYARD GARDEN AND DEDICATED PARKING FOR TWO CARS. Set in a secluded setting just off the lower part of Clwyd Street, convenient for the town centre.

This delightful home affords a large reception hall, spacious lounge and dining room capable of sub-division as required, a new kitchen extension with a range of contemporary furnishings and appliances, refurbished utility room and luxury shower room, first floor large landing, three spacious double bedrooms all with vaulted ceilings and exposed beams, bathroom, gas central heating with electric underfloor heating in part, courtyard garden with summerhouse and electric EV car charging point. Inspection highly recommended.

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.



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LOCATION

The Star Barn is conveniently positioned in a conservation area to a secluded setting just off Clwyd street offering easy access to the town's wide range of shops, cafés, schools, and local amenities. Ruthin is a historic market town, well known for its characterful architecture and strong sense of community, while also being surrounded by beautiful countryside and scenic walking routes. The property is ideally placed for those who enjoy both town and rural living, with nearby road links providing straightforward access to surrounding villages and neighbouring towns.

THE ACCOMMODATION COMPRISES

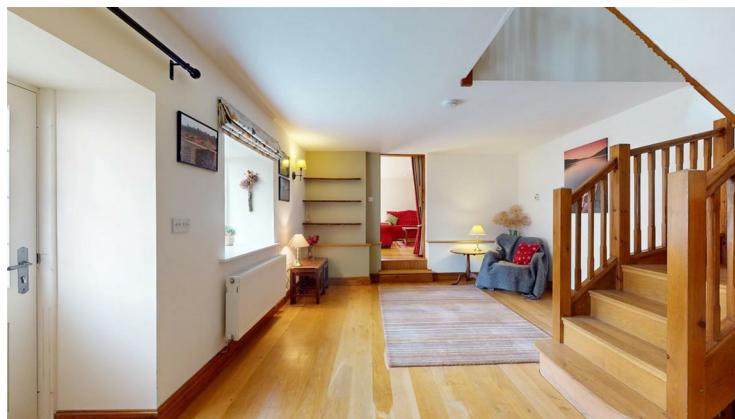
An attractive out-built Welsh oak framed porch with double glazed and panelled door leading to a spacious reception hall.

RECEPTION HALL

4.95m x 4.01m (16'3" x 13'2")



A versatile room with a turned oak staircase rising to the first floor, oak flooring, wall shelving, light points and panelled radiator. Steps lead up to a large open plan lounge and dining room.



LOUNGE/DINING ROOM

7.67m x 5.11m (25'2" x 16'9")



A spacious room capable of sub-division. There is a feature brick faced chimney breast to one wall with raised heather brown topped hearth and gas stove.



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/SLC



There is an enclosed garden enjoying a southerly aspect, bounded by a low level stone wall in the main, designed for ease of maintenance with graveled areas and raised beds and a variety of specimen shrubs and small trees. There is a timber framed summerhouse together with garden shed.



A SELECTION OF SUMMER PHOTOS OF THE GARDENS



TENURE

Freehold.

DIRECTIONS

From the agents Ruthin office proceed across St. Peter's Square and down Clwyd Street and on reaching the Star Inn, turn left onto the private driveway which extends into the courtyard. No. 59 will be found on the right-hand side. Please proceed through the archway where the two dedicated parking places are directly to the rear on the right-hand side.

COUNCIL TAX

Denbigh County Council. Tax band E.

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.



To the dining area there are large double glazed patio windows opening to the rear garden and further window to the front, engineered oak flooring, ceiling downlighters, fitted shelving unit incorporating a box panelled radiator.



KITCHEN/BREAKFAST ROOM

3.86m x 2.49m (12'8" x 8'2")



A recent addition to the house, it is designed to take advantage of the pleasing southerly aspect with a partially

vaulted ceiling with two large Velux rooflights, two double glazed windows and twin glazed doors opening to the patio.



The kitchen is fitted with a range of base and wall mounted furnishings finished in light grey with pewter handles and solid granite working surfaces to include upstands. Inset sink with mixer tap and waste disposal unit, inset electric hob with extractor hood and light above, integrated oven, fridge, freezer and dishwasher. Further cupboard housing a modern gas fired combination boiler providing hot water and heating, dresser style unit with open shelving, stone-effect floor tiling, downlighters and electric underfloor heating.

UTILITY ROOM

2.67m x 2.46m (8'9" x 8'1")



Fitted with a range of base and wall mounted cupboards and drawers with white working surfaces, it provides a wash area with void and plumbing for washing machine and space above for a tumble dryer, broom cupboard together with pine panelling with coat hooks and locker storage cupboards

above. Double glazed window and attractive stone-effect floor tiling with electric under-floor heating.

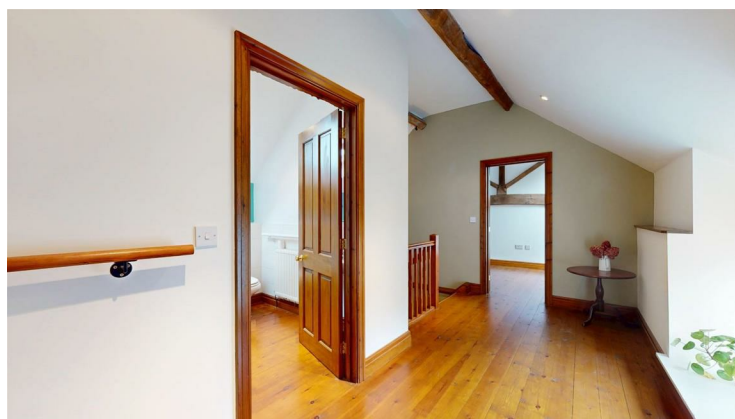
SHOWER ROOM

2.67m x 2.08m (8'9" x 6'10")



Benefitting from electric underfloor heating, it provides a range of cabinets to one wall incorporating wash basin and WC together with a large shower area with a wet floor system, fully tiled walls with decorative mosaic relief, tiled floor to match utility room, downlighters, glazed screen and electric towel radiator.

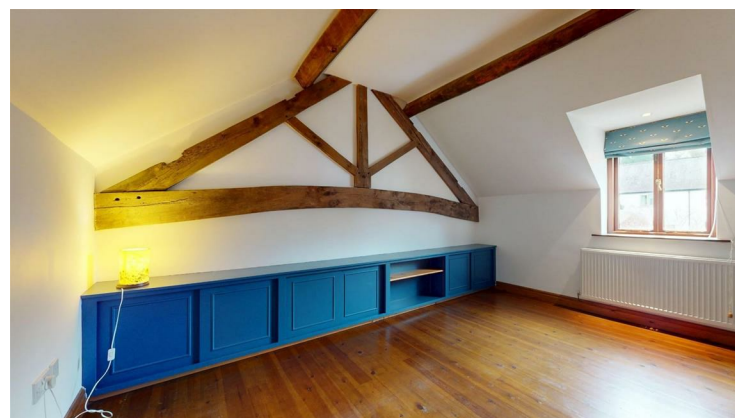
FIRST FLOOR - LANDING



Vaulted ceiling with exposed purlins, downlighters and low-level window to front, pine flooring, panelled radiator.

BEDROOM 1

4.60m x 4.39m (15'1" x 14'5")



A large room with high vaulted ceiling with exposed purlins and an A-framed roof truss, there are fitted cabinets to one wall together with south facing window overlooking the garden, pine flooring and panelled radiator.



BEDROOM 2

3.20m x 3.30m plus 1.75m x 2.01m (10'6" x 10'10" plus 5'9" x 6'7")



Vaulted ceiling with exposed purlins and A-frame roof truss, south facing double glazed window with pleasing aspect over the courtyard garden, pine flooring and radiator.

BEDROOM 3

4.29m x 2.64m (14'1" x 8'8")



High vaulted ceiling with exposed purlins and A-frame truss, pine flooring, double glazed window and Velux rooflight to front and panelled radiator.

BATHROOM

2.67m x 2.36m (8'9" x 7'9")



White suite comprising panelled bath, separate walk-in shower cubicle with glazed screen and high output shower, pedestal wash basin and WC. Pine flooring, vaulted ceiling with Velux and downlighters, panelled radiator.

OUTSIDE



The house is approached over a communal no through road to an enclosed courtyard. It has a gated entrance with two dedicated parking spaces and electric EV charging point.