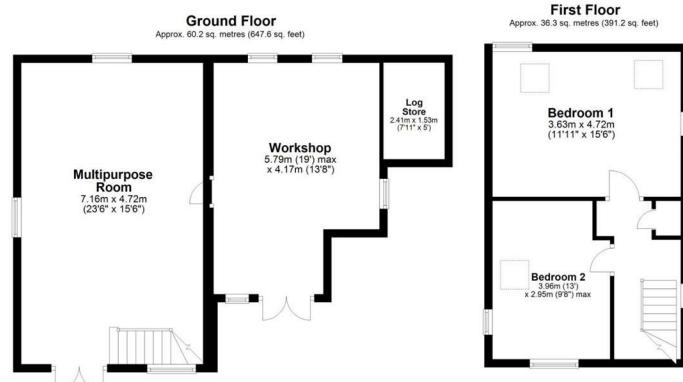
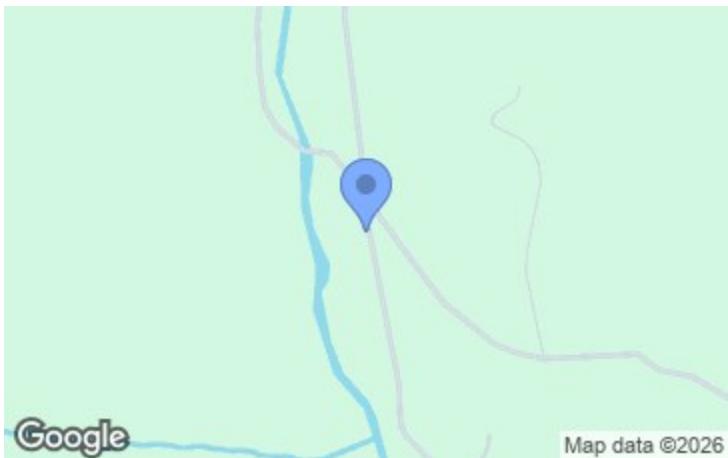


Matterport

Total area: approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 96.5 sq. metres (1038.8 sq. feet)



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.



Cavendish

ESTATE AGENTS

www.cavendishproperties.co.uk



Felin Isa,
Llanefydd, Denbigh, Denbighshire
LL16 5HD

Price

£600,000

A beautiful 3 bedroom period cottage of character & charm, together with an idyllic and unique one bedroom holiday cottage, or additional family accommodation/home office, a former watermill partially converted to provide a large multi-purpose room, 2 occasional bedrooms and a workshop to one side, all set within about 2 acres of land including landscaped gardens with orchard, broadleaf woodland, in a splendid rural environment overlooking the River Aled.

Located off a minor country lane which meanders through this secluded and un-spoilt rural valley the house combines a wealth of original features with modern facilities to create a wonderful relaxing and homely environment. 'Ty Twt' is a unique timber framed, clad and thatched one bedroom holiday cottage set within its own private garden and drive and has become a very successful business (search 'Ty Twt Aled Valley') and can only be truly appreciated on inspection.

LOCATION



Felin Isa is in a tranquil setting along a country lane about 0.5 mile from Bryn Rhod Yr Arian. The nearby villages of Llansannan, Llanefydd and Henllan having amenities including village inns and shops. The nearest larger towns are Denbigh and Abergel, each 8 miles away, where a wider range of amenities can be found and the A55 expressway is 8.7 miles away enabling ease of access to the motorway network and the North Wales coast.



It is a unique setting in a sheltered valley with extensive frontage to the River Aled in an area noted for its scenic beauty. The house has been carefully and sympathetically restored over many years by the current owners with delightful cottage gardens, raised beds, lawns, summerhouse and gated access to the river bank.

Gravelled pathways link it to 'The Factory' a former watermill which has been converted to provide a splendid room to the ground floor which is ideal for a variety of uses and an open staircase leads to a first floor landing and two rooms used as occasional bedrooms.

The house benefits from 4G broadband with up to 90mbps subject to contract terms making it an idyllic setting for those seeking a tranquil setting whilst home working.

Ty Twt' was designed and built by the owners to provide a really unique holiday cottage. Timber framed and clad, and with a verandah and lovely thatched roof it is a delight to behold making the most of a compact space with loft bedroom and luxury shower room. It has its own drive and parking with enclosed and secluded garden with decked area and outside kitchen area with BBQ and pizza oven, and a greenhouse and log store.

IT AFFORDS - FRONT ENTRANCE
Oak framed entrance with double glazed cottage style door leading to entrance hall.

ENTRANCE HALL



Riven slate slabbed floor, cottage style window to side. Double glazed door leading to central hall. Underfloor heating (which also extends into the adjoining bathroom and to the kitchen/dining room).

CENTRAL HALL



Turned staircase rising off, understairs cupboard, walk-in pantry with shelving and plumbing installed for washing machine, stone floor. Steps lead down to the lounge.

LOUNGE
5.72m x 3.63m (18'9 x 11'11)



A spacious and well lit room with a single glazed and double glazed cottage style door and window to front, the latter with deep sill, further window to gable, painted tongue and groove panelled ceiling together with fitted bespoke cabinets providing an enclosed area for a television with storage beneath and open shelving above, fine oak boarded floor, slate hearth, green enamelled Jotul wood burning stove. Contemporary anthracite finished pipe radiator.

SHOWER ROOM

2.13m x 1.83m (7' x 6')



Modern suite with floor level corner shower cubicle with thermostatic valve, pedestal wash basin and w.c. fitted cupboard housing a modern LPG gas combi boiler for the hot water and radiators. Boarded walls, floor and ceiling and towel radiator.

BEDROOM

2.79m x 2.16m (9'2 x 7'1)



A loft bedroom with space for a double mattress and balustrade overlooking the living room.

DIRECTIONS

small hamlet of Brynhydarian. Just before entering the centre of the hamlet turn sharp right signposted Llanefydd and continue up the lane for approximately one mile and the property will be seen on the left identified by the Agents For Sale board.

COUNCIL TAX

Conwy County Borough Council - Tax Band D

TENURE

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.

RIVER ALED



To the other side of the river is a public footpath forming part of the pilgrims way which extends across North Wales.

TY TWT HOLIDAY COTTAGE

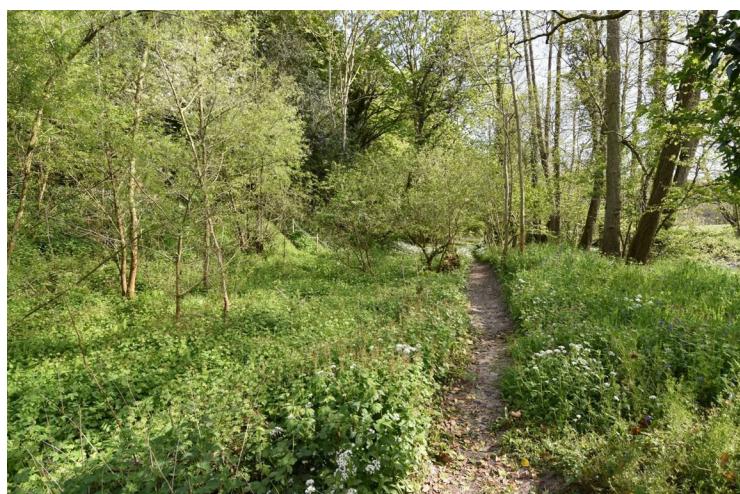


Located to the rear and above the house with its own drive and parking area, a gravelled path extends to the front where there is a large covered verandah and central door opening to the open plan kitchen/living room

It is promoted via.

<https://www.canopyandstars.co.uk/britain/wales/conwy/felin-isa/ty-twt>
and
<https://www.instagram.com/tytwtaledvalley/?hl=en>

THE WOODLAND GARDEN



The grounds extend beyond the former mill into a delightful wooded area through which extends the remains of the former mill race, a meandering path extends through native wild garlic and bluebells and mature native broadleaf trees as it extends along the banks of the River Aled in a valley noted for its scenic beauty. The footpath is accessible from the garden and a foot bridge over the river.

BATHROOM

2.59m x 1.93m (8'6 x 6'4)



White suite comprising panelled bath, separate walk-in shower cubicle with large glazed screen and high output shower, Victorian style wash basin with tiled splashback and low level WC, slate flooring, double cottage style window, wall light point, chrome towel radiator.

FIRST FLOOR LANDING



Split level landing with partially vaulted ceiling, Velux roof light, fitted airing cupboard.

BEDROOM ONE

5.82m max v 3.68m max (19'1 max v 12'1 max)



A pretty room with a high vaulted ceiling with impressive exposed A frame roof truss, painted purlins, double glazed full depth windows to gable, two double glazed cottage style windows to front, both with deep sills. Painted boarded floor, panelled radiator.



BEDROOM THREE
3.38m x 3.28m (11'1 x 10'9)



EN SUITE BATHROOM
2.62m x 1.98m (8'7 x 6'6)



BEDROOM TWO
4.83m x 3.48m (15'10 x 11'5)



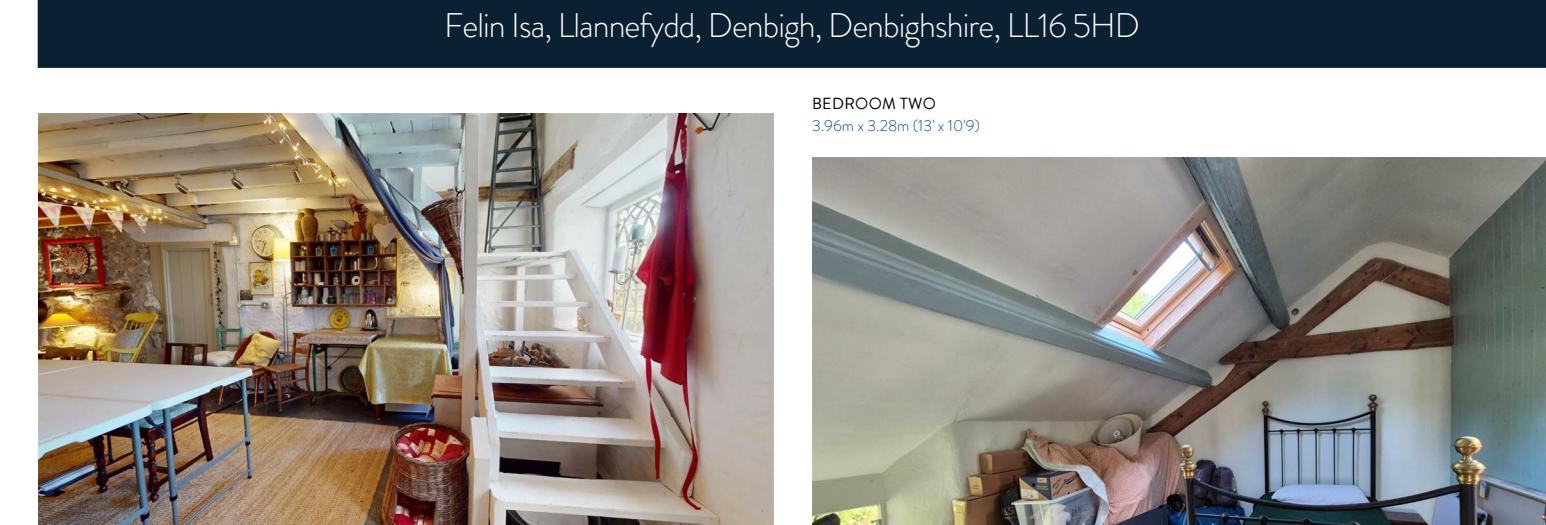
Presently used as a craft room, it has a vaulted ceiling with two Velux roof lights and two double glazed cottage style windows, pine flooring, panelled radiator.



An original stone building, the former watermill, it provides an impressive building with potential for further conversion subject to consents.



The owners have developed the ground floor to provide a splendid room with adjoining workshop and rooms above. It provides panelled door leading into the room, painted beamed ceiling and walls. It has a large 'Clearview wood Stove' on a raised plinth together with exposed wall beams, concrete floor and electric light and power installed. Open tread steps lead to the first floor, and door into the workshop.



Felin Isa, Llanefydd, Denbigh, Denbighshire, LL16 5HD

BEDROOM TWO
3.96m x 3.28m (13' x 10'9)



WORKSHOP
4.17m x 4.17m plus recess (13'8 x 13'8 plus recess)
Benefiting from separate access to the front, it provides a very useful workroom with partially vaulted ceiling with electric light and power installed, single glazed windows overlooking the delightful woodland walk and grounds and a wood burning stove.

FIRST FLOOR LANDING
Velux roof light, fitted cupboard.

BEDROOM ONE
4.88m x 3.38m (16' x 11'1)



Vaulted ceiling with exposed purlins and two modern double glazed Velux roof lights, low level cottage style window, pine floorboarding.



Vaulted ceiling with exposed purlins and double glazed Velux roof light, two low level windows, one a wrought iron single glazed window with low level sill, boarded floor.

LOG STORE
Open fronted log store.

THE GARDENS



The property stands in an idyllic rural environment nestling in the heart of the picturesque valley of the River Aled approximately 0.6 mile from the hamlet of Brynhydrian and some 2.5 miles from Llanefydd and Llansannan.

It is approached over a private tarmacadam drive which leads down to one side of the house where it opens to provide parking for 4 - 5 cars. The gardens are delightful, enjoying a predominately westerly aspect over the River Aled and beyond rolling and wooded countryside.