



Eyarth Old Hall
Ruthin | Denbighshire

Eyarth Old Hall

Llanfair Dyffryn Clwyd, Ruthin,
Denbighshire, LL15 2EL

Eyarth Old Hall is a delightful and unique country residence with outbuilding/stables and paddock extending in all to approx. 2 acres.

- Four-bedroom Grade II Listed residence, partly renovated
- Newly fitted kitchen/diner, large utility, pantry and boiler house
- Living room, dining room, snug, office and cloakroom
- Master bedroom & guest bedroom both with en-suite bathrooms
- Two further double bedrooms with scope for another bathroom
- Private gardens, orchard, terrace, courtyard, patio areas and paddock
- Private driveway with large parking sweep
- Excellent views of the Clwydian Range
- Dutch barn with a range of uses including stabling for four horses, garaging and woodstore
- In all approx. 2 acres
- Further paddocks and woodland by separate negotiation.

Approximate distances (miles)

Ruthin 3m | Mold 13m | A55 Expressway 16m

Wrexham 17m | Chester 25m | Liverpool 43m

Manchester Airport 55m



Situation

The property stands in an elevated position with extensive views over towards the Vale of Clwyd to the Clwydian Mountain Range and located off a minor country lane leading to the hamlet of Graigadwywynt. The market town of Ruthin is just three miles to the north where there is an excellent range of local amenities and good road links to Mold and Chester, 13 miles and 26 miles respectively.

History

Eyarth Hall is believed to date from the late 16th century with origins as far back as 1100. Archaeologia Cambronis tells us the Hall was once owned by the Lord of Chirk. Rice Williams, who built Eyarth Hall in 1593, was the personal assistant of Gabriel Goodman, who was the 5th Dean of Westminster Abbey during the reign of Queen Elizabeth I. Thereafter, the property was owned by the Wynne family and then by James Goodrich in the late 1870s, who was High Sheriff of Denbighshire. Prior to the current ownership, the Clarke family who founded the Youth Hostel Association were resident. The cottage is listed Grade II and the gardens have been listed by Cadw.

Description

A unique opportunity to acquire a Grade II Listed, partly renovated country residence, set in approx. 2 acres. The property has spectacular breath-taking views along the Clwydian Range and countryside in which surrounds it.

The property has been sub-divided by the current owners from the original main Eyarth Hall to the front. A vertical division is affected by a single, thick stone wall from the ground floor to the roof. Combined with the slope of the garden, each property gains exceptional privacy from one another. Further details on Eyarth Hall (Lot 1) are available on request.

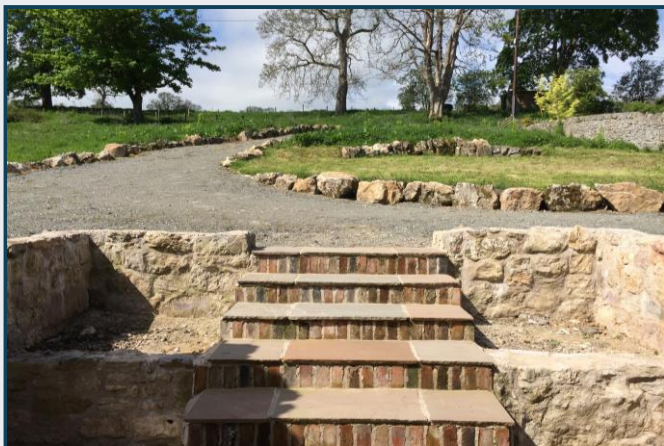




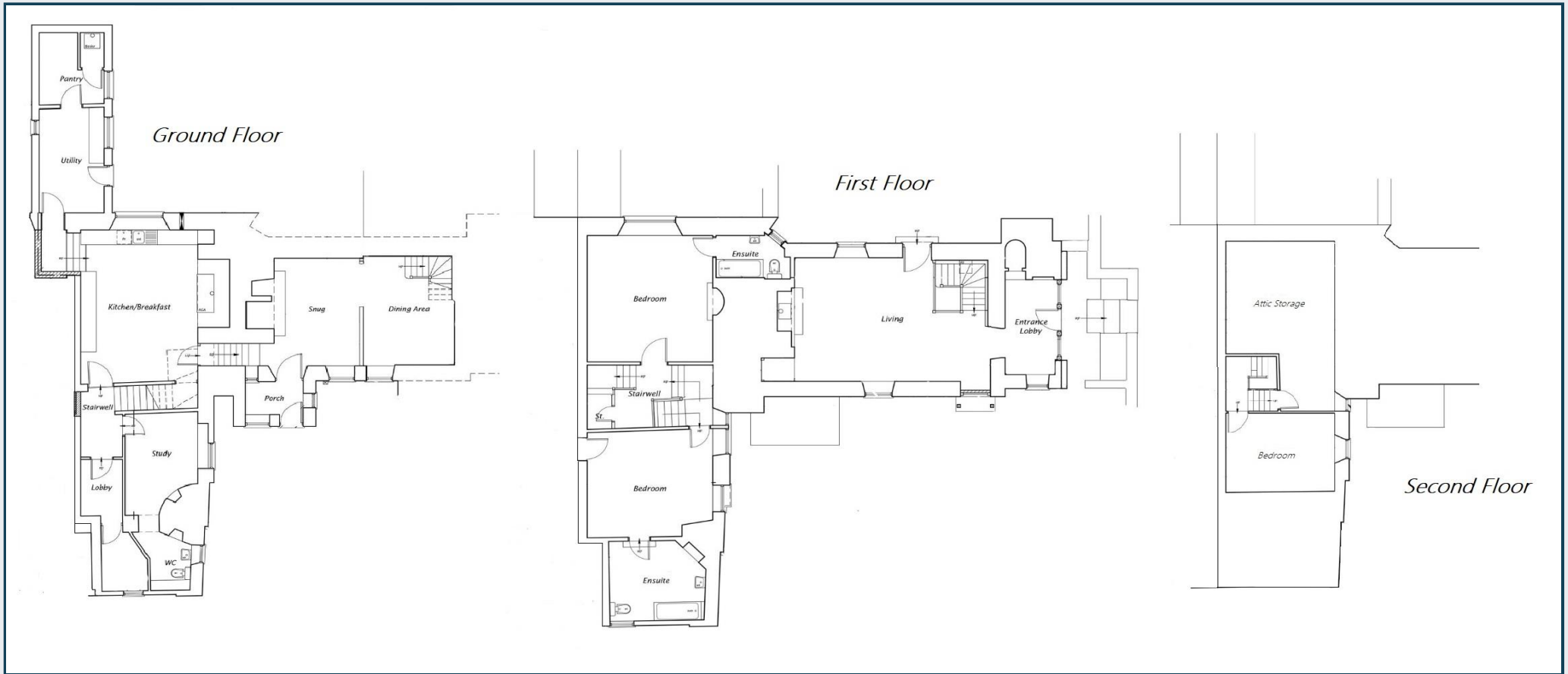
The property is in part stone, half-timbered with some rendered elevations beneath a slate roof. Internally there are some fine unique features to the cottage including exposed timbers, bread oven and original, ornate, working fireplaces.

In brief the property includes: four large bedrooms, two en-suite bathrooms and scope for a further bathroom, recently installed kitchen/diner with Aga (see note), utility room, pantry, living room with stone fireplace, snug having a large inglenook fireplace, dining room study, wc and cloakroom.

The current owners have undertaken a number of works to the cottage which include; a large section of the roof being fully replaced and the remainder having already been replaced some 15 years prior; re-pointing and lime wash plastering external walls; guttering; installing a newly fitted kitchen with peninsula unit; full re-wiring and plumbing having completely separated this from the main Hall to the front and a number of double glazed windows. Although there are some elements of works still required within the property to complete it, this therefore offers great scope and flexibility for the purchaser to put their stamp on such a unique property.



Eyarth Old Hall has its own sweeping driveway to the rear with steps down to a unique timber framed porch, having original twin doors leading on through to the part finished living room.



Externally

The cottage is well divided from the main hall to the front and has a newly installed garden privacy fence to either side. On the one side, there is a small stone-built store and a w.c. to the other. The gardens have mature trees and shrubs with an elevated terrace area, which enjoys fabulous views down the Clwydian Mountain Range and local countryside.

The property has the benefit of a Dutch barn with new external timber paneling and would offer a range of uses, including stabling for horses having a concrete floor and frontage and steel corrugated sheet roof. The barn has four, 5m sections which could be utilized for divisions within and already has openings to the front on each. Power and water are both connected to the barn.

A paddock is off the parking sweep which could be utilized for increased garden space or grazing livestock and has water connected, in all the property equates approximately 2 acres. Further adjoining land and woodland available by separate negotiation.



Services

Mains electricity
Shared private water supply from a bore hole
Private drainage system
Oil fired central heating

Local Authority

Denbighshire County Council
Tel: 01824 706311
Council Tax: Band I

Note- the AGA and integrated facilities within the kitchen are available by separate negotiation.

Viewing

Strictly by prior appointment with the agents Jackson Property on 01743 709249.

Directions - Post Code: LL15 2EL

From Ruthin take the A494 Corwen road for about 2 miles turning left signposted Llanfair DC. Pass over the bridge and 100 yds down to the crossroads and turn right. Proceed for just over half a mile and the drive to Eyarth Hall will be found on the right-hand side. Proceed up the drive and take the first left into the drive to the house leading up to the Hall with a large tarmacadamed forecourt.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House Norbury
Town Lane Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequine.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.