



## **Garth Prion, Denbigh, LL16 4TR Offers In The Region Of £350,000**

**A 2 bedroom former farmhouse of character and style set within spacious grounds standing in approximately 0.60 acres in an elevated position above the popular rural village of Prion benefiting far reaching views over the Vale of Clwyd. Garth also includes stone under slate roof traditional outbuildings which lend themselves perfectly for conversion and maybe of interest to a wide spectrum of purchasers.**

**Accommodation :- Front Entrance, Porch, Hall, Living Room, Lounge, Kitchen, First Floor, 2 Bedrooms & Bathroom/WC**

**FOR SALE BY PRIVATE TREATY**



## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated on the fringes of the popular rural village of Prion of which includes a well appointed primary school and is only 4 miles (10 minute drive) or so from the Market Town of Denbigh and 7 miles or so from the Market Town of Ruthin of which includes a range of amenities to include local businesses in addition to nation wide retailers and good transport links.

From our Denbigh office proceed down Bridge Street and at the roundabout take the first exit, pass Morrisons and take the next left signposted Nantglyn then take the next right onto the B4501 road and then an immediate left signposted Prion. Stay on this road for approximately 2 miles and when entering the village bear right, take the next right by the primary school, continue on this road and the property can be seen on your right hand side signposted with the Clough & Co for sale board.



### DESCRIPTION

An attractive former farmhouse benefiting an exceptional location situated in a peaceful yet convenient location with far reaching views of the Vale of Clwyd. The property requires a programme of modernisation work and has the potential of being a well appointed home. The property has a wealth of potential with the traditional outbuildings lending themselves for possible conversion to either permanent residential dwellings or holiday accommodation subject to all necessary planning consents. The property also benefits spacious grounds standing in approximately 0.60 acres of which is a further favourable attribute.

The accommodation briefly comprises :-



### FRONT ENTRANCE

#### PORCH

With slate floor

#### HALL

With electric meter box.

#### LIVING ROOM

11'0" x 7'6" (3.37m x 2.3m)

Stone fireplace, window to front aspect, storage heater and tiled floor.



#### LOUNGE

12'1" x 12'1" (3.7m x 3.7m)

Stone effect fire wall with log burner and slated hearth, open beam ceiling, window to front aspect and laminate floor.





### **KITCHEN**

13'5" x 3'7" (4.1m x 1.1m)

With timber effect units, stainless steel sink unit, access to other front porch, tiled floor.



### **BEDROOM TWO**

10'5" x 9'2" (3.2m x 2.8m)

Window to front aspect and timber floor.



### **FIRST FLOOR**

### **LANDING**

### **HALL**

### **BEDROOM ONE**

12'1" x 11'5" (3.7m x 3.5m)

Window to front aspect and timber floor.



### **BATHROOM/WC**

12'5" x 6'2" (3.8m x 1.9m)

Comprising an avocado suite with pedestal wash hand basin, wc, corner bath, Triton electric shower, storage heater and tiled floor.



## OUTSIDE

Garth includes spacious grounds providing ample parking area, large garden/orchard with two separate access points, stone under good slated roof traditional outbuilding comprising former granary with loft above, former shippon and concrete block construction under sheeted roof general store.



## SERVICES

We are led to believe that the property includes Mains Electricity, Mains Water and Septic Tank Drainage. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

## VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

## TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

## SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.





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**Promap**  
LANDMARK INFORMATION

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales

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