

2 The Hay Barn Mold Road, Denbigh, Denbighshire, LL16 4BW

**Cavendish**  
ESTATE AGENTS

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GROSS INTERNAL AREA  
FLOOR 1 647 sq.ft. FLOOR 2 692 sq.ft.  
TOTAL : 1,339 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



**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.

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**2 The Hay Barn Mold Road**  
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LL16 4BW

**Offers Over**  
**£380,000**

AN ATTRACTIVE FOUR BEDROOM TOWN HOUSE WITH EXTENSIVE GARDENS AND DOUBLE GARAGE FORMING PART OF THIS HIGHLY REGARDED AND SECLUDED RURAL DEVELOPMENT IN THE HEART OF THE VALE SOME 3.5 MILES FROM DENBIGH.

Forming part of an historic Grade II listed building converted in circa 2006 being one of three impressive farm buildings associated with the former Lleweni Hall. It affords entrance hall, cloakroom, attractive lounge/dining room with high ceiling, kitchen, first floor landing, bedroom one with luxury en suite, three bedrooms and bathroom. LPG heating. Very extensive lawned gardens with far reaching views over adjoining farmland and the Clwydian Hills. Private parking for three cars and two garages.



## LOCATION



The property forms part of this stunning conversion of historic Grade II Listed barns noted as a fine example of a late 18th century estate hay barn. The development as a whole was sympathetically converted in between 2006 - 2008, to provide 17 luxury homes surrounded by unspoilt countryside, approximately 3 miles from Denbigh and 6 miles of the A55. The Hay Barn has a wide lawned area to front with pathways and very extensive lawn gardens to the rear. It has splendid views from most rooms in over woodland and to the north west in direction over the Vale of Clwyd. The development is approached over a long private drive.

## THE ACCOMMODATION COMPRISES

### FRONT ENTRANCE

Panelled ledged and braced door leading to a split level central reception hall.

## RECEPTION HALL



Wide oak topped staircase with matching oak newels and balustrade leading to the upper floor, enclosed understairs cupboard, further walk in store cupboard with an Ideal LPG gas fired boiler providing heating and hot water, panelled radiator.

## CLOAKROOM

Contemporary white suite comprising shaped bowl on a timber surround with mosaic effect tiled splashback and pillar tap, low level WC, solid African slate stone floor which extends into the adjoining reception hall, extractor fan, exposed beams, panelled radiator.

## LOUNGE

6.22m x 5.13m (20'5 x 16'10)



A spacious light and airy room with wide double glazed windows to both front and rear elevations, the rear enjoying a pleasing aspect over the extensive lawned gardens and beyond to rolling countryside towards the Clwydian Hills,

703030.

FLOOR PLANS - included for identification purposes only, not to scale.

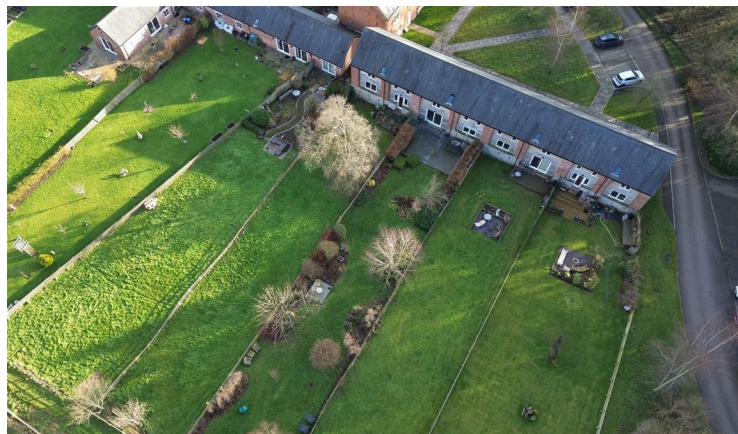
HE/PMW

## SERVICE CHARGE

We understand an annual service charge is payable towards the maintenance of the private road, parking and communal areas in Lleweni, currently £1050 per annum, which includes water and general maintenance of communal areas.



together with a seating area, informal lawns and mature apple, pear and plum trees. A fine willow tree is situated to the end of the garden.



## DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street and on reaching the traffic lights bear left onto Rhyl Road. At the main roundabout on the outskirts of the town take the third exit onto the Mold Road. Follow this road for approximately one mile whereupon the entrance to Lleweni will be found on the right hand side after the long straight, and denoted by the Developer's 'For Sale' board. Keep right and follow the private road which leads down to Lleweni. On entering the development The Hay Barn will be seen on the left.

## COUNCIL TAX

Denbighshire County Council - Tax Band F

## TENURE

Believed to be 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.

## VIEWING

By appointment through the Agent's Ruthin office 01824

two substantial timber supporting beams to the ceiling, TV point, vertical beams and feature exposed stonework and brickwork, oak flooring, two panelled radiators.



## KITCHEN/BREAKFAST ROOM

4.57m x 2.87m (15' x 9'5)



Fitted base and wall units with oak panelled door and drawer fronts and contrasting solid granite working surfaces to include a mock chimney breast providing inset for range

cooker with Travertine wall tiling and an oak over mantel, large central dais in matching oak, panelled doors and granite working surfaces with a white glazed sink and pewter style mixer tap, integrated Bosch dishwasher, drawers, fitted granite working surface providing breakfast bar for four people with feature exposed stonework, brick and wall beams to one wall, large double glazed sliding patio window opening to the rear north westerly facing garden, stone flooring, panelled radiator.

## FIRST FLOOR CENTRAL LANDING



High vaulted ceiling, impressive A frame roof truss, purlins and wall beams, double glazed window to front.

## BEDROOM ONE

5.13m x 3.07m (16'10 x 10'1)



A light and airy bedroom with a high vaulted ceiling with exposed A frame truss and purlins, double glazed window to front, high level cock loft for storage, panelled radiator.



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**BEDROOM TWO**  
3.38m x 3.02m (11'1" x 9'11")



**BEDROOM FOUR**  
3.20m x 3.02m (10'6" x 9'11")



**DETACHED DOUBLE GARAGE**  
5.79m x 5.64m (19' x 18'6")



Wide paved parking area to front for two cars together with a double garage providing two double door units with electric light and power installed.

## OUTSIDE



The property benefits from an open plan lawned garden to front leading from a parking area within which is one dedicated space forming part of the ownership of No.2. To the rear are extensive and predominately north westerly facing gardens which extend for some distance and benefit from delightful far reaching views over adjoining farmland towards the Clwydian Hills. There is a timber panelled decked area immediately adjoining the rear elevation

**EN SUITE SHOWER ROOM**  
3.02m x 1.85m (9'11" x 6'1")



Double glazed window to rear with far reaching northerly and north westerly views over the gardens and countryside towards the Clwydian Hills, high vaulted ceiling with exposed A frame truss, wall beams, purlins and brick pillar, panelled radiator.

**BEDROOM THREE**  
31.09m x 3.02m (102' x 9'11")



High vaulted ceiling with exposed purlins, rafters and brick pillar with two double glazed windows to front, panelled radiator.

High vaulted ceiling with exposed purlins, double glazed window to rear, panelled radiator.

**BATHROOM**  
2.29m x 1.96m (7'6" x 6'5")



Luxury white suite comprising panelled bath, wash basin and WC, part tiled walls and floor to a Travertine style, high vaulted ceiling with exposed timbers, purlins, Velux roof light, downlighters and chrome towel radiator.