

# williams estates



## The Mill House Waen, St. Asaph, Denbighshire, LL17 0DY

**£649,500**

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**EPC - D67**

**Council Tax Band - G    Tenure - Freehold**



## SUMMARY

A fantastic opportunity to acquire one of only two bespoke high quality barn conversions via a team of local craftsmen, located within a most desirable and convenient location. Set within the countryside, enjoying spectacular views to every aspect and being full of character throughout. Having easy access to the A55 expressway, linking beautiful North Wales to Cheshire and beyond. Viewing is highly recommend to fully appreciate the wealth and size of the plot that this stunning barn conversion has to offer. EPC Rating - D 67.



### Accommodation

via a glazed door, leading into the;

### Feature Hallway

14'5" x 11'9" (4.39 x 3.58)

Being light and airy of a very good size, having lighting, power, radiator, double doors giving access to the rear, stairs off and doorways off to further accommodation.

### Cloaks Cupboard

Walk-in cupboard ideal for shoe storage and coat hanging, having lighting, radiator and a double glazed window onto the front.

### Lounge

23'3" x 16'8" (7.09 x 5.08)

Accessed via steps down from the hallway, having lighting, power points, radiators, storage cupboard, two double glazed windows onto the front, french doors giving access to the rear patio terrace and a feature log burner with brick surround and hearth.

### Dining Room

16'0" x 14'9" (4.88 x 4.50 (4.87 x 4.49))

Accessed from the hallway, having lighting, power, two radiators, excellent space for dining, double glazed double doors with double glazed panelling adjacent providing access to the outside space and doors off.

### Family Room

16'8" x 14'5" (5.08 x 4.39)

Having lighting, power, radiator, double glazed window onto the rear and double doors leading into the;

### Conservatory

17'8" x 10'10" (5.38 x 3.30)

Larger than average, having underfloor heating, lighting, power and double doors onto the rear, enjoying spectacular stunning views of the North Wales countryside.

### Kitchen/Breakfast Room

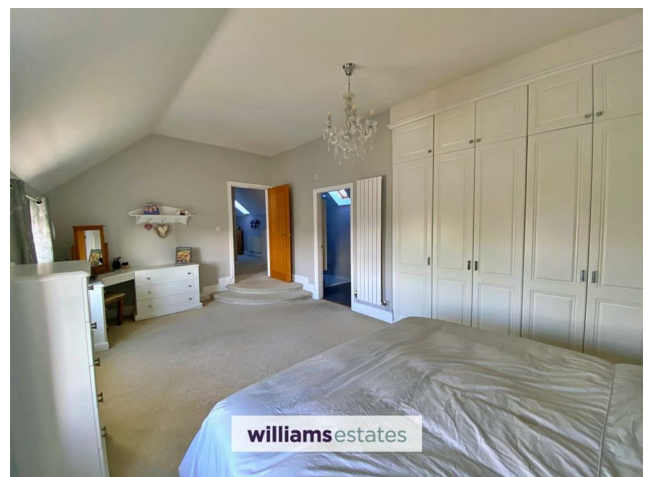
16'0" x 12'1" (4.88 x 3.68)

Accessed via the dining room, being light and airy and individually designed with high pitched ceiling.

Comprising of a range of oak effect wall, drawer and base units, with complimentary black granite worktops over, central island unit/breakfast bar, lighting, radiator, power points, stainless steel sink unit, integrated dishwasher, two double glazed velux windows and two double glazed windows.

### Utility Room

Having plumbing for a washing machine, central heating boiler and wall units.







#### Office /Study

10'9" x 10'5" (3.28 x 3.18 (3.27 x 3.17))

Having lighting, power, radiator and a double glazed window onto the rear.

#### Bathroom

7'11" x 6'3" (2.41 x 1.91)

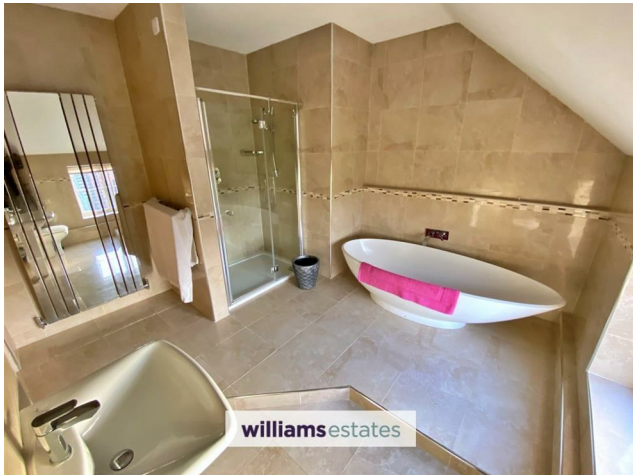
Comprising of a panelled bath with shower head over, low flush w.c., hand-wash basin, tiled walling and a double glazed window onto the front elevation.

turn staircase provides access to further bedroom.

#### Bedroom

18'0" x 10'9" (5.49 x 3.28 (5.48 x 3.27))

Having pitched ceiling, lighting, power, radiator and two double glazed windows.



Turn oak staircase from feature hall provides access to the first floor.

#### First Floor Landing

Having lighting, radiator, airing cupboard, two double glazed velux windows and doors off.

#### Bedroom One

19'9" x 11'9" (6.02 x 3.58)

Having lighting, power points, radiator, fitted wardrobes, double glazed window onto the rear with spectacular views of the countryside and an en-suite off.



#### En-suite

11'5" x 11'0" (3.48 x 3.35)

Comprising of a shower unit, hand-wash basin, inset lighting, heated towel rail and a low flush w.c.

#### Bedroom Two

16'8" x 11'11" (5.08 x 3.63)

Having lighting, power, radiator, fitted wardrobes, double glazed window onto the rear and en-suite off.

#### En-suite

8'0" x 5'9" (2.44 x 1.75)

Comprising of a low flush w.c., shower screen, hand-wash basin, tiled walls and flooring, heated towel rail and lighting.

#### Bedroom Three

14'5" x 13'5" (4.39 x 4.09)

Having lighting, power, radiator, fitted wardrobe and dual aspect double glazed windows onto the rear, enjoying stunning views of the North Wales countryside.



## Family Bathroom

11'1" x 10'5" (3.38 x 3.18)

Comprising of a walk-in shower enclosure, large bath, hand-wash basin, low flush w.c., heated towel rail, inset lighting and a double glazed window onto the rear.

## Outside

The property is approached via a long private driveway off The Waen. Having two entrances, with the first being the courtyard to the front providing off-street parking for two vehicles, and the second via a gate to the rear onto a large gravelled area providing further space for off-street parking and turning. The outside space, houses a detached two storey garage which has been converted into a home gym, wood burning hot tub and summer house, with the majority of the garden being lawned and also enjoying a private terraced patio ideal for alfresco dining. Stunning views of the whole of the countryside can be enjoyed from every aspect and the garden space enjoys a beautiful sunny aspect.











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## Floor Plan

Floor area 162.4 sq.m. (1,748 sq.ft.) approx

Total floor area 162.4 sq.m. (1,748 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
	67	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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