



**West Stable, Lleweni Mold Road,
Denbigh, Denbigh, LL16 4BW**

Offers Over £470,000

 3  2  1  D

EPC - TBC

Council Tax Band - F

Tenure - Freehold

SUMMARY

A beautifully presented 3 double bedroom stable prize winning conversion in a small quiet hamlet comprising hay barns, corn barns, carriage works and stables originally dated 1849 and part of the Lleweni Hall estate. Many of the original features have been retained including ceilings opened to the apex with original wooden beams.

A perfect tranquil retreat Lleweni still offers easy access to Denbigh, Mold, Ruthin and the A55.

In brief the property comprises a bright and spacious lounge, kitchen/breakfast room, cloakroom, 3 double bedrooms with an ensuite to the master bedroom and a family bathroom. There is also a double garage and a vast stunning rear garden with far reaching breath-taking views over the Clywdian Range. EPC Rating 55D.



Accommodation

From the double garage is a stone path with a perennial border, well established climbing plants, shrubs and trees offering a beautiful entrance way that is sheltered and secluded leading to a timber door which opens to the entrance hallway.

Entrance Hall

Velux roof window, solid oak exposed beam ceiling feature, wooden doors to lounge, kitchen, cloakroom and inner hallway, slate tiled floor, wall mounted radiator

Kitchen/Breakfast Room

15'1" x 14'8" (4.60m x 4.47m)

A range of fitted range of modern wall, drawer and base units with a wonderful mix of modern sleek units and solid wood traditional units, granite worktops with inset Belfast sink unit with mixer tap, a new electric Belling range with a five ring induction hob with extractor hood over, tiled splashbacks, slate tiled floor, integrated Beko washing machine, integrated new Neff dish washer, integrated tall Hotpoint fridge with large ice box, central island with granite work surface and base units under, double glazed patio doors to rear garden, solid oak exposed beam ceiling feature, wall mounted radiator, four year old regularly serviced Logic Combi LPG gas boiler with Hive control.

Lounge

20'2" x 12'9" (6.15m x 3.89m)

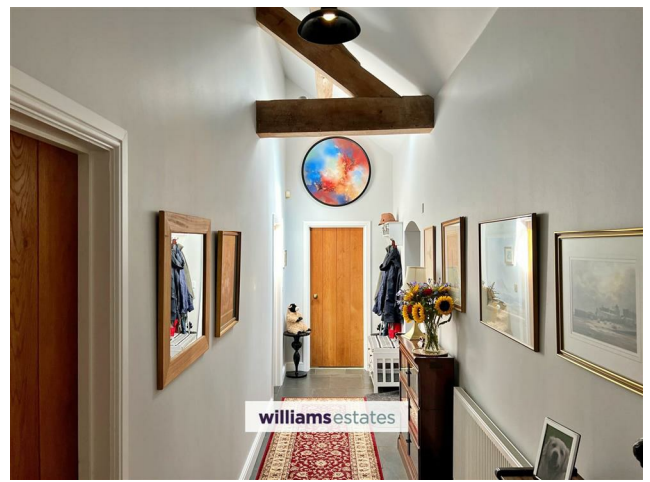
Solid Oak exposed beam ceiling feature, solid wood floor, double glazed patio doors with breathtaking views over the rear garden and hills beyond, wall mounted radiator, wall mounted electric fire with marble and hearth and timber mantle.

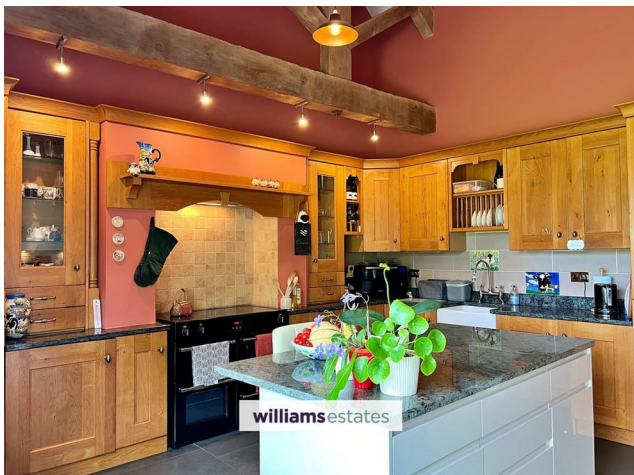
Cloakroom

Comprising a close coupled WC and wall mounted wash hand basin, slate tiled floors and splash backs, wall mounted radiator.

Inner Hall

A wood door leads to an inner hall with solid oak exposed beamed ceiling feature, further solid wood doors open to the bedrooms and bathroom, low level cupboard housing meters, loft access hatch, double glazed window to front aspect, wall mounted radiator, carpets





Bedroom One

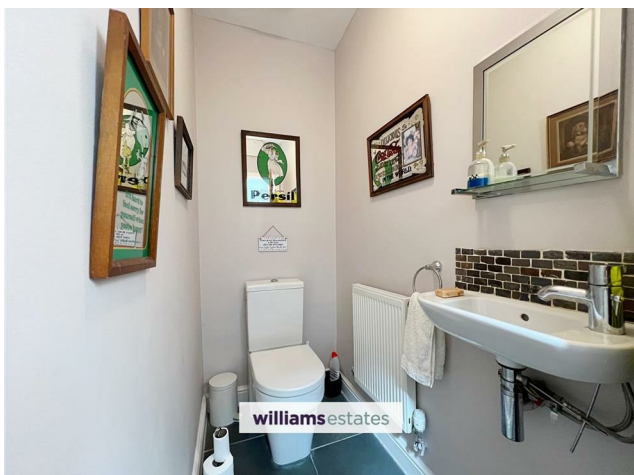
14'10" x 11'0" (4.52m x 3.35m)

A beautiful and large room with double glazed window to the rear aspect and stunning views, wall mounted radiator, top of the range Sharps 11 door fitted wardrobes with dimmer downlighter feature, tie and shoe racks, fitted drawer units, solid oak exposed beam ceiling feature, carpet, door to ensuite

En-suite

9'10" x 5'7" (3.00m x 1.70m)

A stylish suite comprising a large walk in shower cubical with power shower and drencher attachment, wall mounted wash hand basin and close coupled WC, part tiled walls, tiled floor, chrome towel radiator.



Bedroom Two

13'0" x 9'11" (3.96m x 3.02m)

Double glazed window to rear aspect with views of the garden, wall mounted radiator, solid oak exposed beam ceiling feature, carpet (currently used as a Library/ potential for dining room use)

Bedroom Three

9'6" x 9'4" (2.90m x 2.84m)

Double glazed window to front aspect, wall mounted radiator, solid oak exposed beam ceiling feature, carpet (currently used as a study)



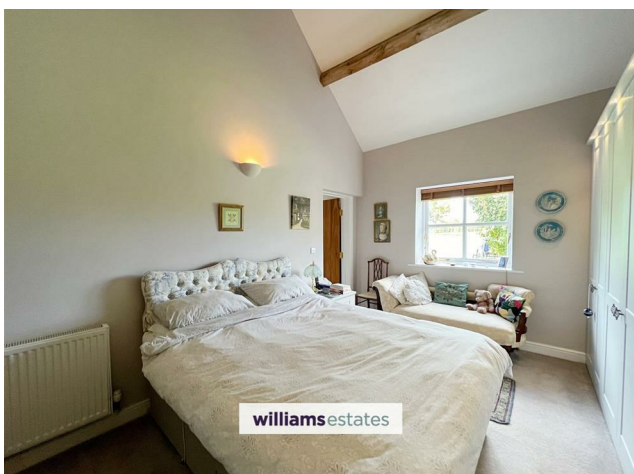
Bathroom

7'10" x 5'8" (2.39m x 1.73m)

A modern suite comprising a deep panelled bath, wall mounted wash hand basin and close coupled WC, part tiled walls, chrome towel radiator, tiled flooring.

Outside

A patio leads to a stunning enclosed 200 foot garden laid mostly to lawn with a vast selection of mature and established flower beds, shrubs, trees, a rose archway and breath-taking far reaching views of the Clwyd range and farmland. Currently used as a sculpture garden. A five bar gate to a long grass path which leads back to the entry lane to the hamlet.



Double Garage

Accessed via wooden side hinged doors with power points and lights, internal electric socket, plus off road parking in front of each garage. External electric socket and Chargemaster for electric vehicle. (A third parking space is owned by the property in a nearby parking area.).

General Information

There is mains electricity and a fast Broadband speed.

Water is supplied from a pumped bore hole and there is a private sewage plant. (No mains water or sewage charges.) There is a communal supply of LPG gas which is administered by Avanti Gas and delivered to a tank on site. Each of the 17 properties has its own individual account and has a gas meter external to the property.

There is an annual service charge (this year £1050) to include upkeep to the lanes, communal areas and water and sewage, as well as administration matters. This is administered by Lleweni Management Company, the directors of which are residents.

Directions

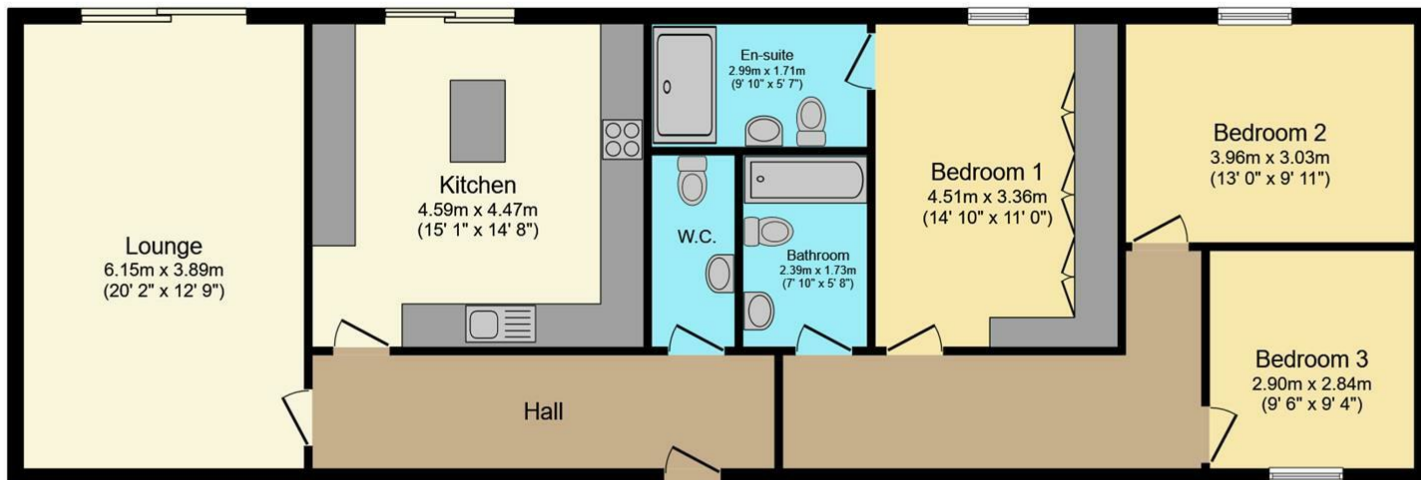
Use the postcode LL16 4BN and enter Lleweni Parc on the A543. (Two stone white lions are on either side of turning.)

Turn immediately right (signed 20 mph LMC residents only). Continue down the lane for 0.8 mile. Once you enter the housing development (15 mph sign) take the first turning left into a row of garages. Continue round a left hand bend and West Stable is at the end of the road. Park in front of the second garage door on the left at the end of the road.









Floor Plan

Floor area 118.3 m² (1,273 sq.ft.)

TOTAL: 118.3 m² (1,273 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.