



Plas Bach Brookhouse, Denbigh, LL16 4RD

£400,000



EPC - 0

Council Tax Band - F

Tenure - Freehold

SUMMARY

An expansive and distinctive stone-built farmhouse, beautifully positioned near Brook House Mill. This exceptional property offers convenient access to local schools and town amenities.

Boasting a spacious layout, the home is rich with original features, including three wood-burning fireplaces, exposed timber ceiling beams, four generous bedrooms, four reception rooms, and two well-appointed bathrooms. Set on a picturesque plot, the property includes a large, mature garden and ample off-road parking. EPC Rating - TBC - Council Tax Band - F, Tenure - Freehold.



Accommodation

Doorway from the porch leads to

Entrance Hall

With radiator, storage cupboard and doors off

Lounge

15'0" x 13'4" (4.58 x 4.08)

With double glazed window to the front elevation, open fire with mantle over and radiator.

Sitting Room

15'1" x 12'7" (4.61 x 3.85)

With double glazed window to the front elevation, large inglenook fireplace with open fire, exposed brick chimney and radiator.

Shower Room

7'8" x 7'6" (2.35 x 2.30)

Comprising of a shower cubicle, tiled walls and floor, chrome heated towel radiator, wash hand basin, W.C and window to front elevation.

Utility

8'11" x 5'9" (2.72 x 1.77)

With window to the rear elevation and provisions for washing machine and tumble dryer.

Dining Room

17'4" x 12'8" (5.29 x 3.88)

Featuring wooden flooring, a log-burning stove with an exposed chimney and rustic wooden mantel, and a radiator.

Kitchen

16'6" x 13'1" (5.04 x 4.00)

Equipped with a variety of wooden wall, drawer, and base units topped with stylish worktops, a stainless steel sink with a mixer tap, space for a range oven, and an integrated dishwasher. The room showcases an exposed beamed ceiling, a side-facing window, a radiator, and an obscure glazed door.

Rear Proch

With tiled floor, windows to side and rear elevations and double doors to the front elevation.

Study

19'10" x 7'2" (6.07 x 2.20)

With a window overlooking the rear garden, wooden floor and double doors leading into

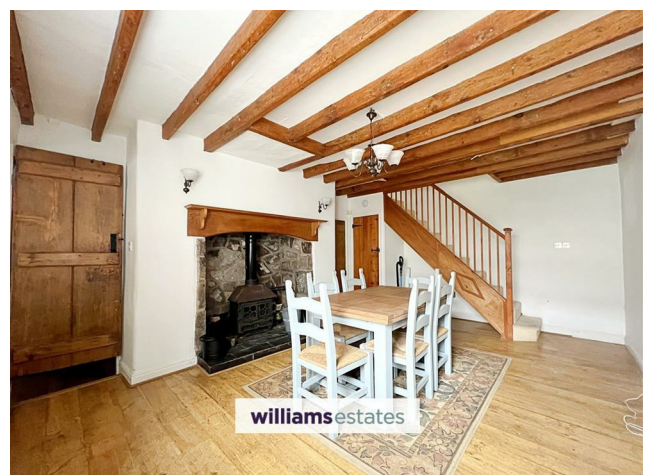
Conservatory

17'8" x 9'6" (5.41 x 2.90)

With windows to the side and rear, tiled floor and double doors onto the front elevation.

Landing

With storage cupboard and radiator.





Bedroom One

16'4" x 13'1" (5.00 x 3.99)

With radiator and window to the rear and side elevations.

Bedroom Two

14'3" x 13'10" (4.36 x 4.24)

With an in-built wardrobe, radiator and window to the front elevation.

Bedroom Three

15'9" x 13'10" (4.81 x 4.22)

With radiator, wash hand basin, in-built wardrobe and window to the front elevation.

Bedroom Four

14'2"x 11'2" (4.34x 3.41)

With a radiator and window to the front elevation.

Bathroom

A four piece suite comprising of a corner bath, shower cubicle, washbasin, low level W.C, tiled floor and part-tiled walls.

Inner Hall

With doors off.

Cellar

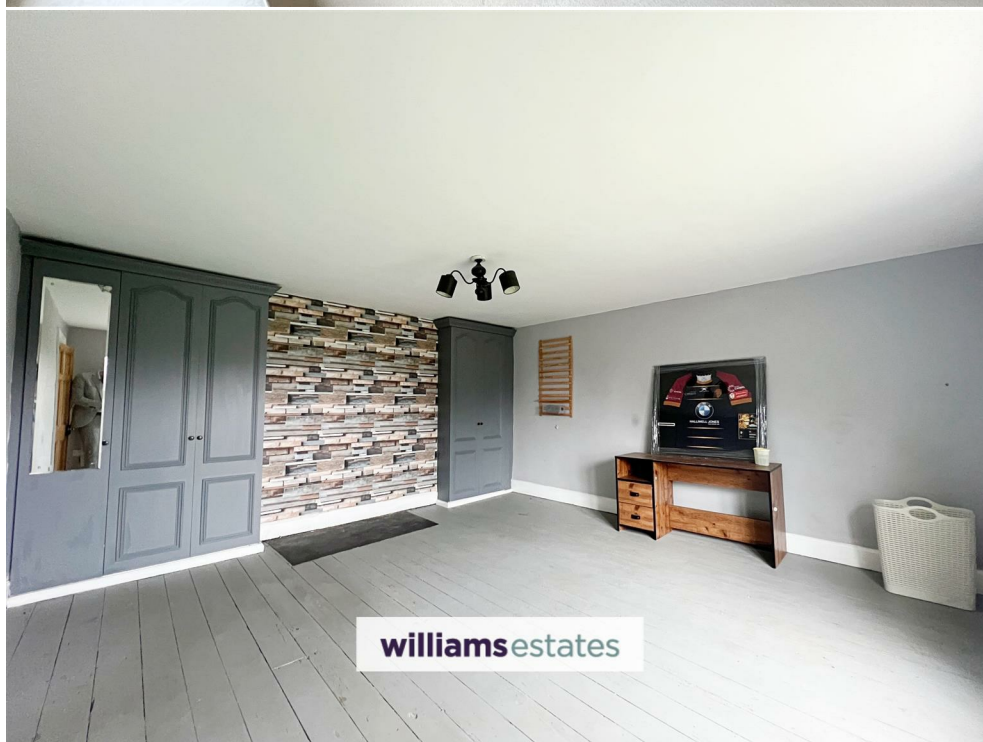
Suitable for storage.

Outside

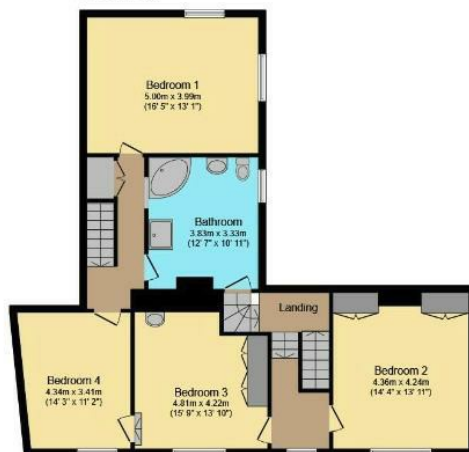
To the front elevation good sized garden mainly laid to lawn and off street parking. A low maintenance paved garden with timber fencing surrounding.











First Floor

Total floor area 249.4 sq.m. (2,684 sq.ft.) approx

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.