



## Bull Lane, Denbigh LL16 3SN

### £230,000

Monopoly Buy Sell Rent is pleased to offer for sale this charming and deceptively spacious early 19th century built stone cottage, situated within walking distance of Denbigh town centre and its Historic Castle. The Grade II property is full of charm and original features including exposed wooden floors and doors, exposed stone walls and steps, sash windows, purlins, and cast-iron fireplaces. Thoughtfully arranged across four storeys the property briefly comprises two lounges, a dining room, farmhouse style kitchen, two double bedrooms a dressing room, a family bathroom with a rolled top bath, and a basement utility room. Externally the property has an easily maintained front garden and a three-tiered rear garden that has been recently landscaped.

A charming characterful cottage that must be viewed!

- Early 19th Century Cottage
- Three Reception Rooms
- Dressing Room/Study/Office
- Freehold Property
- Full of Characterfull Features
- Two Double Bedrooms
- Three Tirered Rear Garden
- Council Tax Band C



## Ground Floor:

### Vestibule

An original 6-panel timber front door with 3-pane rectangular overlights leads you into the entrance vestibule with varnished floorboards, space to hang your coats and a timber door with coloured panes leads you into the front lounge.

### Front Lounge

A cosy front lounge with a central fireplace housing a log burner with a slate hearth, varnished floorboards, radiator, and a 12-pane sash window overlooking the front of the property. A door leads you into the main lounge, a turned staircase leads up to the first floor and original slate steps lead you down to the lower floor.

### Main Lounge

A good-sized lounge with a timber sash window overlooking the rear of the property enjoying views of the rear garden with a central cast iron open fireplace with slate hearth and painted timber mantel with varnished floorboards and a radiator.

## Lower Level:

### Dining Room

A charming room with an exposed stone chimney breast made into a delightful seating area using the slate plinth with slate tiled flooring, built-in storage cupboard housing the consumer unit, radiator, and a single glazed basement window. Steps lead you down to the utility basement and a solid oak barn style door leads you into the kitchen.

### Kitchen

A good-sized kitchen fitted with a farmhouse style cream coloured wall and base units with a woodblock worktop having a Belfast sink with mixer tap, a central island with drawers, integrated electric oven and grill, induction hob with stainless steel hood over, and an integrated dishwasher. Space for a tall fridge freezer and small dining table with a closed fireplace, varnished floorboards, and a sash window overlooking the rear garden enjoying views over Denbigh.

## Basement:

### Utility Room

You go down the stone steps into this spacious storage and utility room housing the gas fired boiler with shelving and a screed flooring.

## First Floor:

### Landing

Carpeted landing with inset lights, oak doors lead to all rooms and an enclosed stairwell leads to the attic room.



## Master Bedroom

A double bedroom with a 9-pane sash window overlooking the front of the property having an exposed brick fireplace with a slate hearth, varnished floorboard, and a radiator.

## Dressing Room

Fitted with shelving and rails with sliding material doors, a window with a deep sill overlooks the rear property, radiator and power points. Could be used as a study/office or a small bedroom.

## Family Bathroom

A good-sized family bathroom with a sash window overlooking the rear of the property, fitted with a four-piece suite comprising a freestanding rolltop bath, enclosed shower unit with sliding doors, a rain shower with slate splashback wall, pedestal sink and a low-level WC. Exposed brick chimney breast fireplace, wall mounted chrome ladder heated towel rail and exposed wooden flooring.

## Attic:

### Bedroom Two

Up the carpeted stairs to this fabulous second bedroom in the attic with exposed purlins having carpeted flooring, two double-glazed Velux windows to the front and rear, and a radiator.

## Externally:

### Front Garden

Wrought iron railings and a gate opens into the front garden with slated steps leading you to the front door and a boxed hedge hides the small easily maintained slate chipped garden.

### Rear Garden

A beautiful three-tiered garden that has recently been landscaped, enjoying stunning elevated view of Denbigh rooftops and the Clwydian hills beyond. Accessed from the kitchen via steps leading down to the paved upper patio area with log store and timber fencing each side. Paved steps lead you down to the main patio area with raised beds, stone wall, and superbly constructed timber steps that continue down to the lower garden. The lower garden has a lawned area, golden gravel patio area with barked borders and a further log store.

## Additional Information

A Grade II building listed for its special interest as an early C19 row of small urban cottages retaining good original external character.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

