



## Whitchurch Road, Denbigh LL16 4ER

£575,000

Monopoly Buy Sell Rent are delighted to offer for sale this stunning detached family home set in a rural location enjoying far-reaching panoramic countryside views to include Moel Famau and the Clwydian Range. This unique home is necessary for anyone who wishes to enjoy the luxuries of modern living, and enjoy a rural life.

Set in a peaceful position close to Denbigh town with its historic Castle, the property sits on approx. 0.30 acres and offers spacious, well-appointed accommodation comprising an entrance hall, lounge with multi-fuel burner, dining room with an inglenook fireplace, a modern fitted kitchen, a parlour having French door opening out to the rear garden, a large conservatory and downstairs WC. To the first floor there are four good-sized double bedrooms all enjoying stunning views, a master en-suite, and a modern fitted family bathroom. Externally there are extensive gardens to the front and rear with a gravelled driveway providing parking for four vehicles, a large garage, a brick-built summerhouse with electricity, two patio areas, a vegetable patch, mature fruit trees, a weeping birch with a swing and spectacular countryside views.

A Fantastic Detached Family Home, in a Fabulous Position with Gorgeous Gardens and Stunning Panoramic Views... What's not to love!

- Stunning Detached Rural Property
- Large Landscaped Gardens & Summerhouse
- Four Double Bedrooms & Four Reception Rooms
- Convenient Location, Close to Amenities & Walks
- Surrounded by Breathtaking Countryside Views
- Driveway & Large Garage Providing Parking
- Well Appointed and Presented Throughout
- Freehold Property. Council Tax Band E



## Entrance Hall

A timber front door leads you into this bright entrance hall with a single glazed timber window overlooking the side of the property with quarry tiled flooring, a radiator, wall hooks, stairs leading up to the first floor and doors into the lounge and dining room.

## Lounge

An attractive lounge with period features including coved ceiling, picture rail, ceiling rose, and a central brick fireplace with a multi fuel burner with wooden surround and tiled hearth. Carpeted flooring a radiator and a large timber frame double glazed window overlooks the front of the property.

## Dining room

The dining room has a red quarry-tiled floor and an inglenook fireplace housing the former log burner. A double-glazed timber window overlooks the front garden with coved ceiling, radiator, inset lights and a useful understairs pantry cupboard.

## Kitchen

The quarry tiles continue into this dual aspect kitchen fitted with a modern high gloss J handled base and wall units having laminate worktops and splashback, an integrated electric oven, hob, fridge and freezer, dishwasher and void for washing machine. A double-glazed timber window overlooks the front and side of the property with a timber door leading you out to the rear patio area.

## Parlour

A fabulous parlour with wood laminate flooring, coved ceiling, three radiators and inset lights. A feature fireplace dominates the centre of the room housing an electric log burner having timber surround and tiled hearth, French doors lead you to the rear garden and conservatory and two further timber framed double-glazed windows overlooking the side of the property.

## Conservatory

A delightful large conservatory enjoying striking views of the rear garden with timber framed double glazed windows, quarry tiled floor, feature brick wall, above door storage cupboard and a poly roof. A door leads to the downstairs WC and a glazed door leads you out to the side patio area.

## Downstairs WC

A timber door leads you into the downstairs WC with useful storage space behind the door for your household appliances with shelving above. Fitted with a low flush closed cup WC, hand wash basin with tiled splashback, quarry tiled floor and a poly roof.

## Landing

The carpeted spindled staircase leads you up to this first-floor landing with panelled doors leading to all rooms having a radiator, inset lights and a double-glazed window overlooking the rear garden.

## Master Bedroom

A master bedroom enjoys a triple aspect with countryside views on all sides! Three-timber framed double glazed windows, with a built-in double wardrobe, radiator, inset lights, carpeted flooring and a door gives access to the en suite shower room.

## Master En Suite

Fitted with a three-piece suit comprising a shower cubicle with an electric shower, pedestal sink and a low flush WC with fully tiled walls, tiled floor, radiator a large wall mounted mirror and a Velux window.

## Bedroom 2

A large dual aspect double bedroom enjoying stunning views of Moel Famau and the Clwydian Range with plenty of space for storage cupboards having two radiators, carpeted flooring, and exposed purlins.



### Bedroom 3

A good-sized double bedroom with a feature cast iron fireplace having a built-in double wardrobe, a radiator, inset lights, carpeted flooring, hatch giving access to the loft space, and a double-glazed window overlooking the front garden enjoying views of open countryside and the Clwydian Range and beyond.

### Bedroom 4

A double bedroom with a large built-in storage cupboard over the stairs having carpeted flooring, a radiator and a double-glazed timber framed window overlooking the front garden. The bedroom is currently used as a home office with a single bed.

### Family Bathroom

A modern fully tiled bathroom fitted with a white three-piece suite comprising a full size bath with thermostatic shower over having a glazed shower screen, a low flush WC and pedestal sink with a floor to ceiling airing cupboard housing the water tank at the bottom with storage space above.

### Front of property

A mature beech hedge bounds the property with entryway brick columns providing gated access to the large, chipped driveway that provides parking for four vehicles. There are lawned areas either side having an array of apples, pears, and a plum tree, enjoying views of open countryside with a pathway leading to the front door, garage and down either side of the property to the rear garden.

### Rear garden

A beautiful rear garden with a beech hedged perimeter enjoying breathtaking views of the surrounding countryside with two patio areas and a summerhouse. The extensive garden is mostly laid to lawn with mature trees to include flower beds, a chipped sheltered patio area, and a paved

patio area outside the summerhouse. There is a new oil tank and a cupboard housing a new UV water treatment system for clean water.

### Summerhouse

A quaint detached brick-built summerhouse with quarry tiled flooring and a pitched slated roof benefits from electricity with glazed French doors having a patio outside and a vegetable patch to the rear.

### Garage

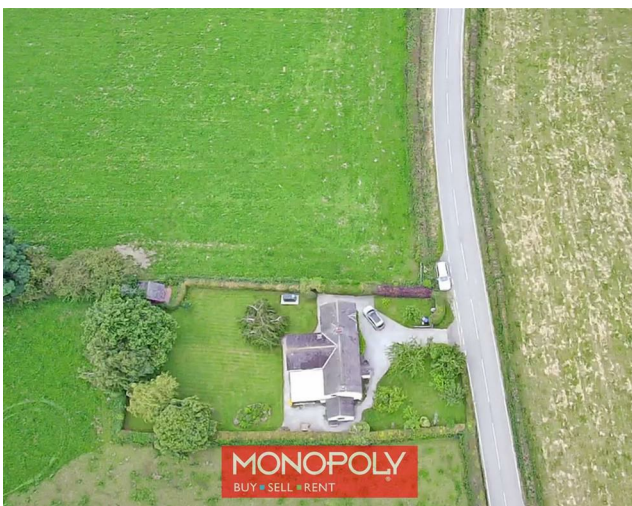
A good-sized garage having concrete floor and electric point with a timber double front door and a pedestrian rear door, housing the Worcester Bosh boiler with electrical points and a workbench.













Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.

