



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Leadbrook Barn, Leadbrook Drive, Flint, CH6 5ST



- Beautifully renovated Barn
 - Agricultural Tie
 - Four Double Bedrooms
- Solid oak features throughout
 - 1 Acre paddock
 - Drive for several vehicles
- Wrap around Gardens with designated areas
 - Underfloor heating throughout
 - Garage



Jones Peckover are proud to bring to market this beautifully converted barn, not a corner has left untouched in the renovation on this property. Using locally sourced Welsh Slate roof tiles, Halykin marble sandstone fire places, Solid oak floors, doors, beams and kitchen units. Wooden double glazed windows and doors really add to the aesthetics of the barn. The craftsmanship is truly stunning. The property benefits from wrap around gardens and a 1 acre paddock.

There is private drainage via a septic tank, mains electricity and a 3000 litre Oil tank. Underfloor heating is provided throughout. The property has four double bedrooms, one with en-suite and two additional bathrooms.

The kitchen and main lounge areas benefit from vaulted ceilings featuring solid oak beams. The rooms are flooded with natural light and a sense of tranquillity.

ENTRANCE HALL

Entrance through a solid oak double glazed door. Solid Oak flooring, and Solid oak doors off to various rooms.

MAIN BATHROOM

9'3" x 8'2" (2.84 x 2.49)

3 Piece white bathroom suite comprising of Bath, Sink and W.C, Shower enclosure, tiled walls and floors, Wooden windows with fitted white shutters to side elevation and lighting.

BEDROOM 2

11'3" x 12'10" (3.43 x 3.93)

Double bedroom with wooden double glazed windows to side elevation, Power and Lighting

BATHROOM

7'6" x 6'11" (2.30 x 2.12)

Tiled walls and floors, white 3 piece suite, comprising W.C, sink and bath with shower over. Window to rear elevation with fitted white shutters to rear elevation and lighting.

BEDROOM 3

11'3" x 16'2" (3.43 x 4.93)

Double bedroom with window to side elevation, lighting and power.

MASTER BEDROOM

15'10" x 12'10" (4.85 x 3.93)

Window to side elevation, King size bedroom with power and lighting.

BEDROOM 4

9'7" x 15'8" (2.93 x 4.78)

Double bedroom with en-suite shower room, vanity cupboards with white sink, and W.C. Half tiled walls and tiled floors. Window to side elevation.

STUDY

7'8" x 12'3" (2.34 x 3.74)

Wooden double glazed window to front elevation, Power and lighting.

SNUG

12'6" x 13'1" (3.83 x 4.00)

Double solid oak doors, Fire opening, Double glazed wooden window to front elevation. Lighting and power sockets.

LOUNGE

17'6" x 13'5" (5.34 x 4.10)

Vaulted ceilings, Solid oak beams, Halykin marble sandstone fire place with wood burner. Wooden double glazed windows to front elevation, and double glazed wooden French doors to rear elevation, power and lighting.

KITCHEN / BREAKFAST ROOM

17'4" x 9'10" (5.30 x 3.01)

Solid oak base and Wall units, Rangemaster oven and hob, double glazed windows to front elevation, French doors to rear elevation. Vaulted ceilings and solid oak beams. Solid oak island, power sockets and lighting.

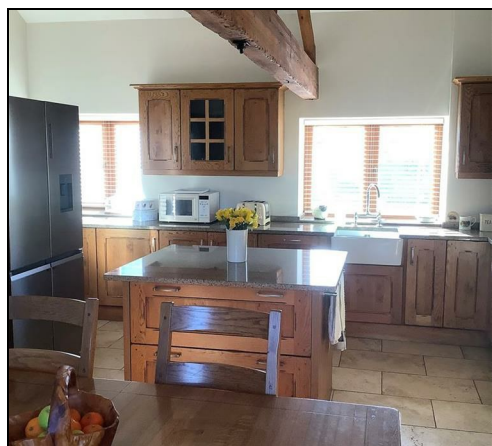
UTILITY ROOM

10'5" x 7'3" (3.19 x 2.23)

Wood double glazed rear door, Small wooden double glazed window to side elevation. Worktop, Shelving and spaces for washing machines, dryers etc.

W.C

Wash hand basin, W.C, window to side elevation. Tiled walls and floors.



METHOD OF SALE

The land is to be offered for sale by Private Treaty.

SERVICES

Mains electricity, oil tank, water and drainage through a septic tank are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

DISPUTES

Should any dispute arise as to the boundaries or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents whose decision acting as experts shall be final.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

VIEWING

By arrangement with the Agents, Jones Peckover,
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Denbigh
Denbighshire
LL16 3AR

Tel: 01745 812127

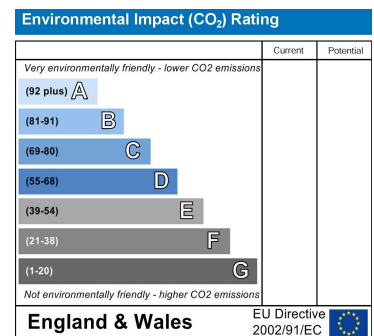
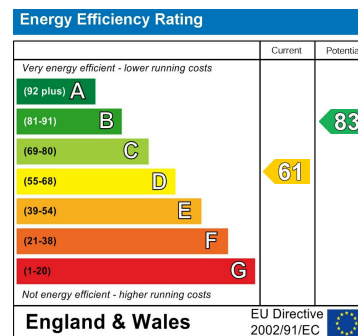
Email: denbigh@jonespeckover.com

ENERGY PERFORMANCE CERTIFICATE

The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection.

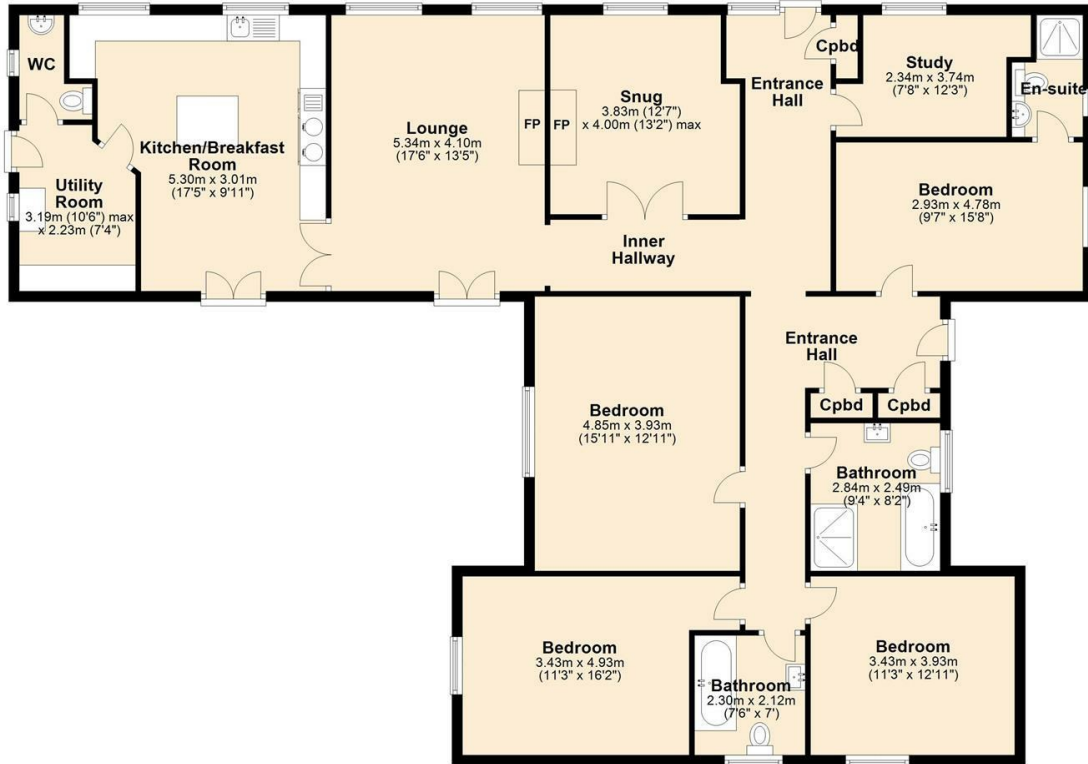
AGRICULTURAL TIE

An agricultural tie was put in place to ensure that a property could only be occupied by someone who was "wholly or primarily occupied in agriculture or forestry".



Ground Floor

Approx. 189.0 sq. metres (2034.2 sq. feet)



Total area: approx. 189.0 sq. metres (2034.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

