



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## The Former Rectory , Llanfynydd, Wrexham LL11 5HH

- Former Rectory
- 3 Reception Rooms
- Private Driveway for Several Vehicles
- 4 Double Bedrooms and Loft Room
- Original Sash Windows
- Outbuildings & Walled Garden

The Former Rectory, Llanfynydd, which is nestled perfectly up a private lane on a slightly elevated position, offering dramatic views over open countryside.

### AGENTS NOTES

The property stands elegantly on an elevated position overlooking the Village of Llanfynydd. The grounds the property sits on is approximately 0.83 of an acre. The property comprises of 4 double bedrooms, 3 reception rooms, Cloakroom, Bathroom, Storeroom, cellar, large roof room, and kitchen/diner. The property benefits from original features found in almost every room.

Outside you will find an original coach house, and walled garden, and sweeping tree-lined driveway.

### ENTRANCE HALL

Entrance is through an original solid wooden pitched period door. Sweeping spindle staircase to first floor. Radiator, picture rail, pendant light and original wooden floorboards. Original internal doors to all rooms.

### STUDY

Original sash window to side elevation, radiator, picture rail, fireplace, pendant lighting, power points and original floorboards.

### LOUNGE

Original floor to ceiling bay window to front elevation with original wooden shutters. Sash window to side elevation, Picture rail, wooden floorboards, radiator, fireplace, and power points.

### SITTING ROOM

Original sash windows to front elevation, fireplace, picture rail, original floor boards, pendant light and power points.

### INNER HALL

### CLOAKROOM

Sash window to rear elevation. W.C and Pedestal wash hand basin and large under stairs storage cupboard.

### KITCHEN/BREAKFAST ROOM

Sash windows to front and side elevations, window to rear. A range of base and wall units with worktop over, stainless steel sink and drainer with mixer tap over. Tiled splashbacks and quarry tiled floor. Wooden rear door to side elevation, strip lighting, radiator and power points.

Breakfast area: Quarry tiled floor, pendant light, radiator, fireplace and built in cupboard.

### UTILITY

Quarry tiled floor, plumbing for washing machine, window to rear elevation, pendant light and power sockets.

### STOREROOM

### BEDROOM 1

Sash windows to front and side elevations, Radiator, fireplace, Pendant lighting, power points and original floor boards.

### BEDROOM 2

Sash windows to front elevations, Radiator, fireplace, Pendant lighting, power points and original floor boards.

### BEDROOM 3

Sash windows to front and side elevations, radiator, fireplace, built in storage cupboard, pendant lighting, power points and original floor boards.

### BEDROOM 4

Sash window to side elevation, radiator, fireplace, pendant lighting, power points and original floor boards.

### WC

Low level WC, sash window to rear elevation.

### BATHROOM

Bath with shower over, Pedestal wash hand basin and sash window to rear.

### LOFT ROOM

Sash window to side elevation, pendant light, original floor boards.

### CELLAR

### METHOD OF SALE

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

### 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.

### 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.

### 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.

### SERVICES

Mains electricity, water and drainage 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.

### TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

### REGISTERED CHARITY NOTE

In accordance with our client's charitable status, (Registered Charity Number 1142813) the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our client's standard covenants, further details of which are available upon request

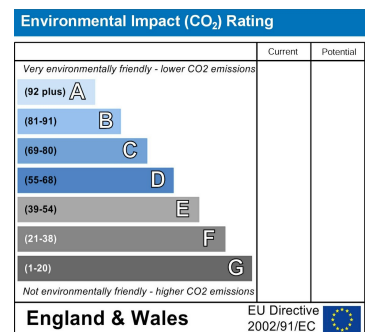
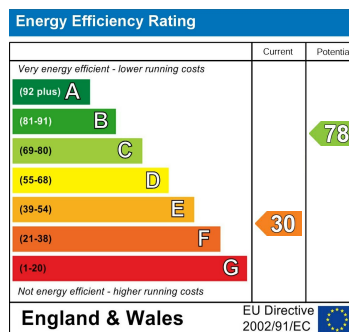
### OVERAGE CLAUSE

The property will be sold subject to an overage clause to the effect that should planning consent be obtained for a separate residential unit(s) within the garden, a payment of 40% of any uplift in value as a result of the planning permission will be payable to the Vendors.

### VIEWING

By arrangement with the Agents, Jones Peckover, 47 Vale Street, Denbigh, LL16 3AR. 01745 812127

WhatThreeWords: harvest.recruiter.prosper



## AGENTS NOTES

The property stands elegantly on an elevated position overlooking the Village of Llanfynydd. The grounds the property sits on is approximately 0.83 of an acre. The property comprises of 4 double bedrooms, 3 reception rooms, Cloakroom, Bathroom, Storeroom, cellar, large roof room, and kitchen/diner. The property benefits from original features found in almost every room.

Outside you will find an original coach house, and walled garden, and sweeping treelined driveway.

## ENTRANCE HALL

Entrance is through an original solid wooden pitched period door. Sweeping spindle staircase to first floor. Radiator, picture rail, pendant light and original wooden floorboards. Original internal doors to all rooms.

## STUDY

Original sash window to side elevation, radiator, picture rail, fireplace, pendant lighting, power points and original floorboards.

## LOUNGE

Original floor to ceiling bay window to front elevation with original wooden shutters. Sash window to side elevation, Picture rail, wooden floorboards, radiator, fireplace, and power points.

## SITTING ROOM

Original sash windows to front elevation, fireplace, picture rail, original floor boards, pendant light and power points.

## INNER HALL

## CLOAKROOM

Sash window to rear elevation. W.C and Pedestal wash hand basin and large under stairs storage cupboard.

## KITCHEN/BREAKFAST ROOM

Sash windows to front and side elevations, window to rear. A range of base and wall units with worktop over, stainless steel sink and drainer with mixer tap over. Tiled splashbacks and quarry tiled floor. Wooden rear door to side elevation, strip lighting, radiator and power points.

Breakfast area: Quarry tiled floor, pendant light, radiator, fireplace and built in cupboard.

## UTILITY

Quarry tiled floor, plumbing for washing machine, window to rear elevation, pendant light and power sockets.

## STOREROOM

## BEDROOM 1

Sash windows to front and side elevations, Radiator, fireplace, Pendant lighting, power points and original floor boards.

## BEDROOM 2

Sash windows to front elevations, Radiator, fireplace, Pendant lighting, power points and original floor boards.

## BEDROOM 3

Sash windows to front and side elevations, radiator, fireplace, built in storage cupboard, pendant lighting, power points and original floor boards.

## BEDROOM 4

Sash window to side elevation, radiator, fireplace, pendant lighting, power points and original floor boards.

## W.C

Low level WC, sash window to rear elevation.

## BATHROOM

Bath with shower over, Pedestal wash hand basin and sash window to rear.

## LOFT ROOM

Sash window to side elevation, pendant light, original floor boards.

## CELLAR

## METHOD OF SALE

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

## 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.

## 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.

## 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.

## SERVICES

Mains electricity, water and drainage 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.

## TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

## REGISTERED CHARITY NOTE

In accordance with our client's charitable status, (Registered Charity Number 1142813) the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our client's standard covenants, further details of which are available upon request

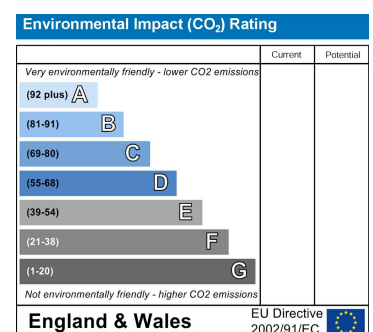
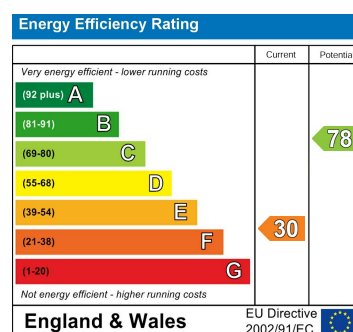
## OVERAGE CLAUSE

The property will be sold subject to an overage clause to the effect that should planning consent be obtained for a separate residential unit(s) within the garden, a payment of 40% of any uplift in value as a result of the planning permission will be payable to the Vendors.

## VIEWING

By arrangement with the Agents, Jones Peckover, 47 Vale Street, Denbigh, LL16 3AR.  
01745 812127

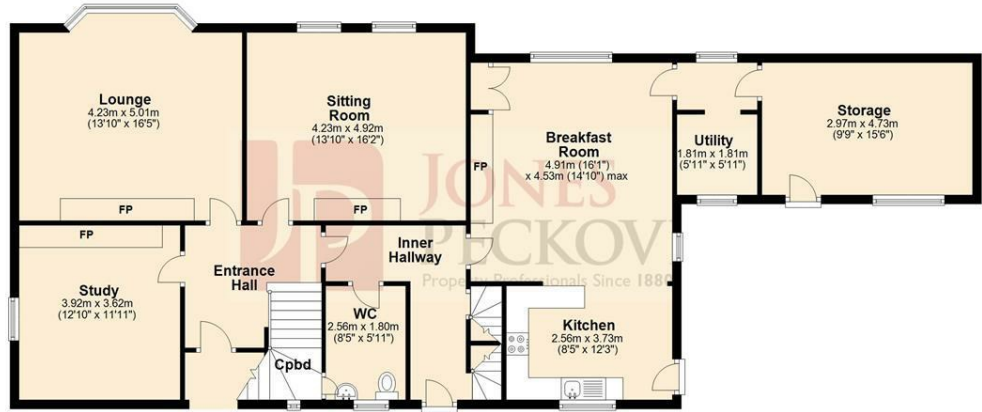
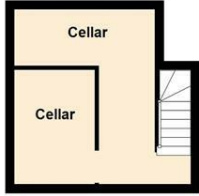
WhatThreeWords: harvest.recruiter.prosper



**Ground Floor**

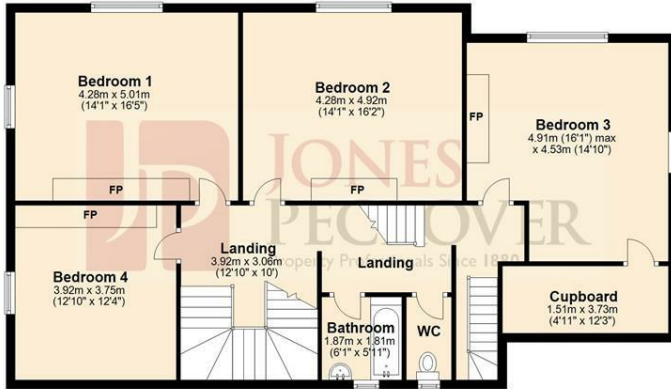
Approx. 138.2 sq. metres (1487.6 sq. feet)

**Basement**  
Approx. 14.4 sq. metres (155.2 sq. feet)



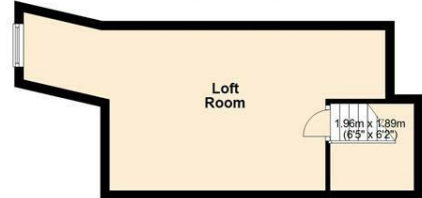
**First Floor**

Approx. 114.8 sq. metres (1235.9 sq. feet)



**Second Floor**

Approx. 26.5 sq. metres (285.4 sq. feet)



Total area: approx. 293.9 sq. metres (3164.0 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.

**The Rectory Llanfynydd, Wrexham**

