



# JONES PECKOVER

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## Fron Haul , Denbigh, LL16 4NA

- Spacious Family Home
- 2 Bedroom Annex
- Renovated to a High Standard
- Plot of 1.84 acres
- Stunning Views
- Possible Holiday Let opportunity
- Stable and Paddock
- Viewing Highly Recommended

Jones Peckover are very pleased to offer this Stunning property to the market.

A recently renovated property with so much potential. Modern Kitchen and bathroom as well as a cosy Sitting room, beautiful features and stunning Views, Viewing is highly recommended.

The main property benefits from a large utility and boot room, downstairs shower room and storage, modern kitchen and 3 reception rooms. To the first floor all 3 generous double bedrooms beautifully decorated are sitting to the front of the property and benefit from the views. Family bathroom also to the first floor.

The Old Stable adjoining the property has also been converted into a self contained annex which offers open plan living space, large kitchen, two double bedrooms and family shower room all finished to a high standard. The potential here for extended living space, annex for family or possibly a rental or holiday let so very close to the Offa's Dyke and other walking/biking routes of the Clwydian range.

The property comes with a lawned garden, driveway and parking for several vehicles and paddock of 0.77 acre (total plot of 1.84 acre). Some out buildings also.

Benefits from Full Fibre boradband.

### UTILITY/SIDE ENTRANCE

11'5" x 11'9" (3.5 x 3.6)

Side entrance of the property from the driveway into a large Utility and boot room. A Selection of Wall and Base units here and plumbing for the Washer, Dryer and room for a large fridge/freezer. Loft Access hatch. Radiator. Window to the side and front of the property with Views. Double Stainless steal sink and plenty of work top space.

### W/C SHOWER ROOM

7'10" x 5'2" (2.4 x 1.6)

Access to the Shower room from the Utility. Generous Room with a storage/airing cupboard, large corner shower. Window to the front of the property. White toilet and Basin.

### KITCHEN

13'3" x 7'2" (4.045 x 2.201)

Beautifully designed Kitchen accessed from the utility. With a high ceiling and 2 Skylight windows flooding the area with natural light. A good selection of light Sage wall and base units as well as a built in Double oven, electric Hob and Double stainless Steal sink. This area opens up to the Cosy Sitting room.

### SITTING ROOM

11'5" x 12'9" (3.505 x 3.905)

A small step down from the Kitchen to this welcoming Sitting area. A Large attractive fireplace with Log burning stove, well presented with plenty of features. This good sized room is tastefully decorated has wooden beams to the ceiling, window to the front of the property with stunning views and door to the main entrance hallway. This room really has a cozy feel.

### MAIN ENTRANCE HALLWAY

The Main entrance from the front of the property opens into a small porch and hallway. Stairs directly in front of you up to the first floor of Bedrooms.

Door to the left into the Sitting room and through to the Kitchen and Utility. To the right a door to the Dining Room and Lounge.

### DINING ROOM

11'5" x 12'9" (3.480 x 3.901)

This room is currently used as a formal Dining room as well as space for a small home office. Beams to the ceiling in this room, window with deep sills looking out the views of the Clwydian range and Vale of Clwyd. Small fireplace in this room and radiator. Door in from the Hallway and door through to the Lounge.

### LOUNGE

13'10" x 14'4" (4.239 x 4.378)

Door leading from the Dining room into this light and open Lounge. With a Window and Full French doors looking out to the views to the front of the property. Radiator heating this room.

### STAIRS LEADING TO FIRST FLOOR LANDING

Landing to the rear of the property with doors leading to the master Bedroom, two double rooms and the Family Bathroom. Skylight window.





**BEDROOM 1**

14'11" x 11'10" (4.569 x 3.610)

Good sized Master bedroom, plenty of space for an assortment of furniture, a Window to the front of the property with Views and bespoke fittings. Radiator in this room.

**BEDROOM 2**

11'6" x 9'2" (3.521 x 2.798)

Double Bedroom, Tastefully decorated with modern touches and beautiful fitted wardrobe. Window again to the front of the property with deep wooden sills and views. Small alcove space for a desk or dressing table. Radiator.

**BEDROOM 3**

14'2" x 10'5" (4.337 x 3.194)

Third Double room to this part of the property. Good sized room, with a small fitted wardrobe with beautiful wooden doors. Plenty of space for additional furniture. tastefully decorated, bespoke window to the front, radiator.

**FAMILY BATHROOM**

10'9" x 5'6" (3.301 x 1.68)

Family Bathroom found at the end of the landing. Fully tiled walls, modern 3 piece white suite, shower over the Bath. Heated towel rail. Sky light window and a small window to the rear of the property. All modern fitting to a high standard.

**CONVERTED OLD STABLE**

The old Stable has its own entrance and has been converted into an inviting well thought out space. It is self contained annex and can offer a variety of uses, be it for extended family or to generate an income.

**OPEN PLAN LIVING**

19'2" x 13'3" (5.853 x 4.052)

We enter the Old Stable through its own entrance and porch, ideal space for shoes and coats before we step into the open plan living and dining space. Clear zones for the living and dining area. A light open space. Window to the front of the property. Stairs from the dining area leading up to the first floor

**STABLE KITCHEN**

13'5" x 10'10" (4.107 x 3.305)

Lovely Large square kitchen to the Old Stable Annex. Modern grey gloss kitchen with plenty of base and wall units and work top space. Space here for a dining table by the window which looks out to the views. Fitted appliances, double oven and electric hob. Double sink. Spot lighting. Radiator.

**LANDING**

Small Landing with doors to the two double bedrooms and family shower room. Skylight window.

**BEDROOM 4**

12'4" x 9'1" (3.780 x 2.769)

First of the two Annex bedrooms. Double room, Window and Skylight window to the front of the property. Radiator.

**BEDROOM 5**

13'2" x 11'5" (4.026 x 3.489)

Large Double bedroom, plenty of space for a large double bed and a range of furniture. Window and Skylight window to the front of the property bringing plenty of light to this beautiful room.

**ANNEX SHOWER ROOM**

4'9" x 10'2" (1.456 x 3.121)

Modern Shower room with White Suite, Double shower, modern wall covering. Window to the front.

**MONEY LAUNDERING (D)**

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/Photographic Driving Licence and a recent Utility Bill.

**MISREPRESENTATION ACT (D)**

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

**Ground Floor**

Approx. 123.8 sq. metres (1332.9 sq. feet)



**First Floor**

Approx. 86.7 sq. metres (933.0 sq. feet)



Total area: approx. 210.5 sq. metres (2266.0 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.

