



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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College Farm, Trefnant, Denbigh, LL16 5UH

- Detached Four Bed Farmhouse
- Large Kitchen Diner
- Garden and Patio Area
- Ideal Location in Heart of the Vale of Clwyd
- Fully Refurbished Throughout
- Original Features
- Traditional Brick Built Outbuildings and Dutch Barn
- Available Now

We are pleased to offer College Farm, Trefnant for let with endless opportunities. Recently refurbished to a high standard, this house seamlessly blends original features with contemporary design, creating a warm and inviting atmosphere. Offering spacious family accommodation over two floors

Situated on a generous plot, the property includes a lovely garden where you can unwind and enjoy the outdoors. With parking available for a number of vehicles.

The outbuildings offer additional storage space or potential for other uses, adding versatility to this already impressive property.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of open countryside, rarely does an opportunity like this come available.

ACCOMMODATION

The accommodation is as follows:

COVERED STORM PORCH

Access into then utility room

UTILITY ROOM

8'5" x 12'9" (2.571 x 3.899)

A newly fitted range of modern base units with surfaces over, sink and plumbing for washing machine. Window to front elevation.

DOWNSTAIRS WC

Low flush WC and wash hand basin. Window to side elevation.

KITCHEN / DINER

29'3" x 11'7" m (8.934 x 3.543 m)

Spacious room with newly fitted kitchen offering a good range of base and eye level units with surfaces over, ceramic 1.5 sink drainer. There is a large area to the end of the room offering amply space for a dining table and everyday living, with the benefit of patio doors to the rear garden. Window to front and side elevations and decorative fire inset.

LIVING ROOM

14'8" x 14'5" (4.485 x 4.402)

Beautiful fire place with newly fitted wood burning stove, with Slate hearth and decorative arched brick mantle and beamed ceiling. Windows to front and side elevations and patio doors to rear garden. Stairs to First Floor

FIRST FLOOR

Spacious landing giving access to all principle rooms

BEDROOM ONE

12'0" x 15'0" (3.673 x 4.578)

Original wooden floor, window to rear elevation, original feature beam and radiator.

BEDROOM TWO

9'4" x 16'11" (2.855 x 5.168)

Newly carpeted, original feature beam, storage cupboard, window to rear elevation and radiator.

BEDROOM THREE

9'7" x 13'2" (2.927 x 4.015)

Newly carpeted, window to side elevation and radiator.

BEDROOM FOUR / OFFICE

5'6" x 10'8" (1.685 x 3.259)

Original Wooden floor, window to front elevation and radiator.

FAMILY BATHROOM

6'8" x 12'7" (2.039 x 3.854)

Newly fitted three piece suite comprising of vanity sink unit, low flush WC and bath, radiator with towel rail and window to front elevation.

SHOWER ROOM

Walk in shower with mains unit and radiator with towel rail.

GARDENS AND GROUNDS

The property is fronted by a large yard offering ample parking for a number of vehicles and to the rear a large garden with patio area.

There is the option of a 2 acre field available by further negotiations.



OUTBUILDINGS

The property is complimented by two large out buildings, the first being a traditional brick built L shaped range of useful units and the second being a more modern metal framed four bay Dutch barn with the benefit of three phase electric. These building lend themselves to a number of uses and can be either private or commercial use subject to the necessary permissions being obtained from the relevant authorities.

There are two smaller out buildings attached to the house.

SERVICES

Council Tax band F - Denbighshire County Council
Mains Electricity
Oil fired central heating
Private drainage
Newly fitted modern Hot water cylinder
Underfloor heating to the entire ground floor
EPC C

TERMS OF LET (D)

1. The property is offered on a Standard Occupation Contract (SOC) for an anticipated 6 months Let initially.
2. A copy of the proposed Contract is available for viewing at Jones Peckover's offices during normal opening hours. In brief, the repairing obligations are such that the Landlord will be responsible for all the main structure and internal fixtures, and the Tenant mainly responsible for maintaining internal decoration to a good standard, and obviously for repairing all breakages. The Landlord will be responsible for insuring the property. The Tenant will be responsible for arranging his/her own contents insurance cover.
3. The Tenant will pay all outgoings, including Council Tax, Water, Gas/Oil and Electricity
4. Rent is payable monthly and in advance, by Standing Order.
5. The Tenant will also be required at the outset to pay a deposit of £2500 to be held by My Deposits throughout the term against any possible damages, breakages etc.

HOLDING DEPOSIT (D)

Holding Deposit is paid on the basis of 1 week of the monthly rent cost being £ this is payable before the start

of the application process. The holding deposit will secure the property whilst the application process is ongoing.

The Holding Fee is fully refundable if the offer from the landlord is not accepted, the landlord withdraws the property or if you withdraw the offer of tenancy before the application process has begun.

The Holding Fee in non-refundable if the prospective tenant fails to progress the tenancy in the time frame given or gives false misleading information.

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
Vary energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		69
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



