



JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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54, Love Lane, Denbigh, LL16 3LU



- 18th Century Character Property
- Three Double Bedrooms and Two Reception Rooms
 - EPC C - Fully Insulated
- Maintained To a High Standard
 - No Onward Chain
 - Large Rear Garden
 - Sash Windows
- VIEWING IS A MUST

This lovingly restored period property built circa 1756, has some beautiful original features such as the slate slabbed floors, sash windows, exposed beams and period fireplaces. This property has been well maintained throughout and viewing is highly recommended.

DESCRIPTION

This unique 18th century stone built house is located on a pretty Lane close to Denbigh Castle, and is only a two minute walk from the High Street. The house benefits from a recently repointed Gable End (lime mortar and rebuilt chimney). It has been re-wired and re-plumbed and is well insulated. It has an EPC rating of C. There is also a fully integrated smoke alarm system.

ENTRANCE HALL

Original Slate slabbed flooring, pendant light and inset light, wooden stairway (carpeted) to first floor landing, doors off to reception rooms, wall mounted room thermostat, under stair pantry, rear double glazed door and period front door.

RECEPTION ROOM

16'5" x 11'2" (5.01 x 3.41)

Period style radiator and original slate slabbed floor. Built in alcove cupboard, sash window with secondary glazing, slate window sill. Period door, Electrical sockets and pendant light fittings.

LOUNGE

16'5" x 12'7" (5.01 x 3.86)

Period style radiator, original wooden floor, sash window with secondary glazing, slate windowsill. Period door, open fireplace. Pendant light fittings and electric sockets.

DINING AREA

7'4" x 12'0" (2.26 x 3.66)

Quarry tiled flooring, double glazed French doors, period style radiator, inset ceiling lights and power sockets, Period door.

KITCHEN

7'4" x 14'3" (2.26 x 4.35)

Period style radiator, inset ceiling lights, granite worktops, solid range of base units, built in dishwasher and fridge, freestanding oven, double Belfast sink and pantry shelving. Wall mounted sockets with USB ports, original window beam and tiled floor.

BATHROOM

6'6" x 15'5" (2.00 x 4.70)

Tiled slate floor forming a wet room. Period style shower with rain and hand held shower heads and extractor fan. Original professionally re-enamelled clawfoot bath, victorian style pedestal sink and W.C. Period style radiator. Concealed cupboard housing a Worcester Bosch combi boiler. Double glazed mechanical sash window with slate windowsill. White tiled wall, wooden panelling and original wooden beam feature wall. Inset ceiling lights and period door.

BEDROOM 1

7'6" x 16'1" (2.29 x 4.92)

Wooden floorboards, Inset ceiling lights, mechanical double glazed sash window. Slate windowsill. period style radiator, power sockets and period door.

BEDROOM 2

16'4" x 11'0" (4.98 x 3.36)

Sash window with secondary glazing. Period style radiator. Original beams and fireplace. Wooden floorboards and slate windowsill. Pendant light and electric sockets.

BEDROOM 3

16'5" x 13'2" (5.01 x 4.02)

Sash window with secondary glazing. Period style radiator. Original beams and fireplace. Slate windowsill, pendant light and electrical sockets.

OUTSIDE

The rear garden has been landscaped with flat lawn area and Indian sandstone slabbed patio. There are two



outhouses, one is used as a utility room where the washing machine and tumble dryer are situated and the other is perfect for a storage area. Both areas have electrical sockets and lighting. There is an outside electric double socket mounted onto the outhouse wall. There is an outdoor tap with wall mounted hose. There is also a retractable washing line.

To the front, Indian sandstone slabs are laid for a raised front garden, and reconditioned iron railings stamped 1806 enclose the area. The front gently slopes leading onto the public pathway. The whole gable end and rear of the property have been repointed in lime mortar, and the gable end chimney as been rebuilt. The front of the property has been restored to it original state giving it huge curb appeal.

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, gas, 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

VIEWING

By arrangement with the Agents only:

Jones Peckover

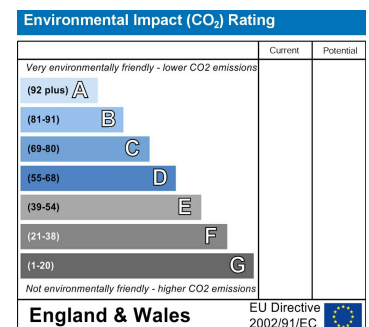
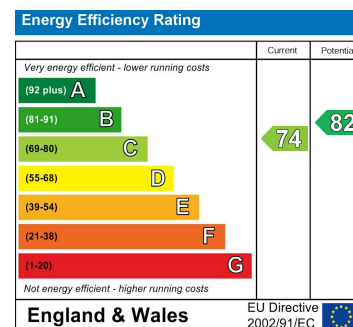
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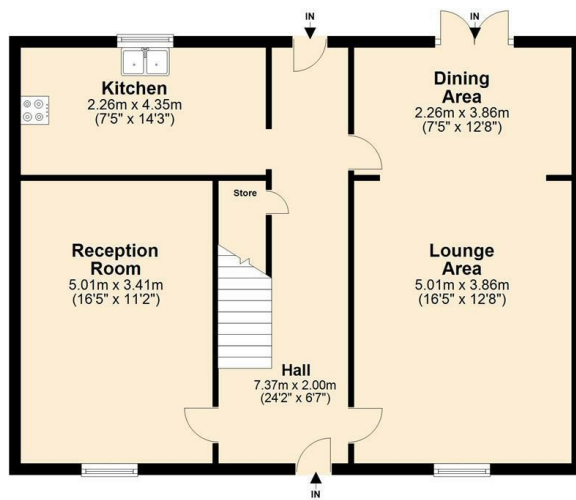
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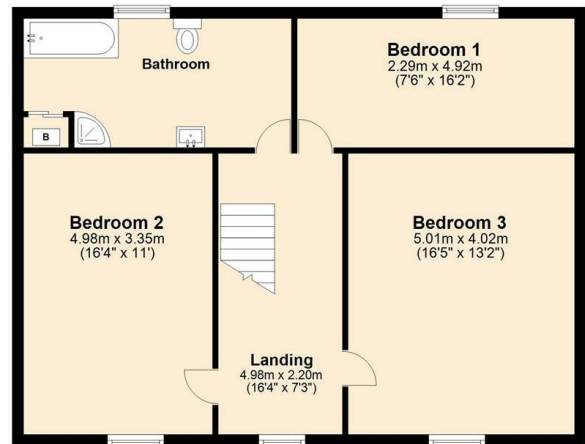


Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)

**First Floor**

Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 144.1 sq. metres (1550.7 sq. feet)

54 Love Lane, Denbigh