



JONES PECKOVER

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Goblin Farmhouse, Ystrad Road, Denbigh, LL16 4RH

- Substantial detached Farmhouse
- Full of Charm & Character
- Large Enclosed Garden
- Convenient yet Rural Location
- Four Bedrooms
- Lovely Wooden Veranda
- Considerable Outbuildings
- Ample Off Road Parking

This delightful farmhouse presents a wonderful opportunity to create a dream home in a picturesque setting. With its spacious interiors, large garden and outbuildings and is situated on Ystrad Road on the periphery of the charming town of Denbigh.

The farmhouse is set within a substantial plot, providing ample outdoor space for gardening, recreation, or simply enjoying the tranquility of the surrounding countryside. In brief the accommodation comprises of a large kitchen/ living room, dining room, sitting room, down stairs WC and utility. To the first floor there is four good sized bedrooms, shower room and bathroom. Additionally, the presence of outbuildings adds further potential, whether for storage or workshops.

Conveniently located, this property offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The blend of rural charm and accessibility ensures that you can enjoy the best of both worlds.

Viewing is highly recommended

ACCOMMODATION

The accommodation within comprises of

KITCHEN / LOUNGE

12'8" x 33'8" (3.885 x 10.263)

A spacious room with a large well equipped kitchen to one end and living room the other.

Kitchen

A good range of base and eye level units with central island, featuring an inglenook Aga and matching Aga convection oven and hob offering both options for modern living and ample cupboard space. With french doors leading out to wooden veranda and the garden.

Living Room

Wood burning stove and windows to side and rear elevation.

UTILITY ROOM / WC

Offering plumbing for washing machine and separate WC facilities.

DINING ROOM

13'1" x 19'6" (3.992 x 5.948)

Original tiled floor, stairs to first floor, door out to the garden, window to side elevation. A lovely light and spacious room with the added benefit of the fireplace housing the wood burning stove being open on both sides.

SITTING ROOM

13'2" x 11'0" (4.036 x 3.369)

Carpeted, light room with windows to both side and front elevations offering open country side views.

FIRST FLOOR

A central landing allows access to all rooms

BEDROOM ONE

11'0" x 11'1" (3.3721 x 3.379)

Carpeted, fitted wardrobes, windows to side and rear elevations.

BEDROOM TWO

9'9" x 13'2" (2.977 x 4.032)

Carpeted, small fitted wardrobe and window to side elevation

BEDROOM THREE

9'0" x 10'9" (2.766 x 3.297)

Carpeted, fitted wardrobes and windows to both side and rear elevations.

BEDROOM FOUR

9'1" x 9'8" (2.781 x 2.948)

Carpeted and window to side elevation.

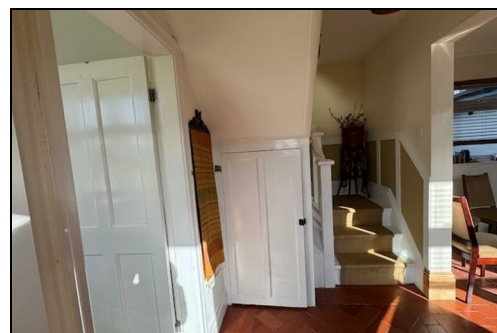
SHOWER ROOM

Fully tiled, large walk in shower and wash hand basin with vanity unit.

BATHROOM

7'11" x 5'10" (2.434 x 1.779)

Partially tiled walls, sink with vanity unit, low flush WC and bath. Window to side elevation.



GARDENS AND GROUNDS

The property is accessed via a gated driveway off Ystrad Road leading to the hard standing yard, giving access to the extensive range of outbuildings. The house is surrounded by lawned gardens to three sides and offers a small paddock to the rear. To the rear of the house is a well built wooden veranda ideal for entertaining.

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 £460 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 is 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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

