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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Garth y Wig, Melin-Y-Wig, Corwen, LL21 9RH

- Detached House In 64 Acres of Woodland
- Extended and Renovated - 4 Bedrooms
- High Specification
- In need of some cosmetic completion
- Unique and Secluded Location
- Detached Annex/Holiday Let
- Underfloor Heating, Solar and PV Panels
- Viewing Essential

Nestled in an extremely private and secluded location on the outskirts of the village of Melin y Wig, Corwen, this charming detached stone-built property offers a unique opportunity for those seeking a tranquil retreat. Set within an impressive 64 acres of mixed woodland, this property is a true haven for nature lovers and those desiring privacy and seclusion.

The cottage boasts four spacious bedrooms, providing ample room for family living or hosting guests. The high specification of the interior ensures that modern comforts are seamlessly integrated with the rustic charm of the original cottage. With completion required, there is an exciting opportunity for the new owner to personalise the space to their taste, making it a truly bespoke home. A number of the rooms benefit from underfloor heating and the property is fully double glazed.

The detached building on the property presents further potential, whether it be for additional living space, a home office, or a creative studio. Surrounded by the serene beauty of the woodland, this property offers a peaceful lifestyle while still being within reach of local amenities.

The property is truly a lifestyle choice, perfect for those who appreciate the great outdoors and the tranquillity of rural living. With its blend of character, space, and potential, this property is a rare find in the heart of the Welsh countryside.

THE ACCOMMODATION

Having undergone an extensive programme of extension and refurbishment completed to an exacting standard with quality materials and now requiring some completion works internally, this unique and stunning property provides spacious 4 bedroom accommodation over two floors comprising of:-

LIVING ROOM

15'10" x 11'5" (4.85 x 3.48)

Centrally situated exposed stone fireplace with wood burning stove with back boiler on a raised slate hearth, slate flooring, large double glazed window to side elevation, double glazed window to rear, beamed ceiling, underfloor heating.

REAR HALLWAY AND UTILITY AREA

23'1" x 8'7" (7.05 x 2.64)

With slate flooring, utility area with plumbing for washing machine, timber turned staircase giving access to first floor, inset spotlighting, external door to side elevation, double glazed window to side elevation. Underfloor heating, built-in storage cupboard.

GROUND FLOOR SHOWER ROOM

9'0" x 2'9" (2.75 x 0.85)

Shower enclosure with electric shower, low flush wc, wash hand basin, underfloor heating.

KITCHEN/ DINING ROOM

21'10" x 13'3" (6.67 x 4.05)

Range of timber base and wall storage units, working surfaces, Belfast sink unit with storage units below, void for cooking range, quarry tiled flooring, inglenook fireplace with original cast iron oven range, beamed ceiling, inset spotlighting, four timber double glazed windows, external door to front elevation giving access to the covered porch area.

FIRST FLOOR LANDING

A spacious and light landing approached via a turned timber staircase. Window to side elevation, oak flooring.

MASTER BEDROOM

22'4" x 10'9" (6.83 x 3.30)

An impressive room with timber French doors to both side elevations and roof lights, all providing an excellent level of light. Exposed ceiling timbers, underfloor heating in place.

BEDROOM 2

15'8" x 11'7" into eaves (4.78 x 3.55 into eaves)

Again a room which enjoys maximum light with a large window into the eaves, oak flooring, exposed ceiling timbers, Velux roof light.

BEDROOM 3

13'5" x 11'8" (4.09 x 3.58)

Oak flooring, two double glazed windows to front elevation.

BEDROOM 4

13'4" x 8'7" (4.07 x 2.64)

Dual aspect room with double glazed windows to front and side elevations, oak flooring.

BATHROOM

With freestanding bath, spacious shower enclosure, pedestal wash hand basin, low flush wc, tiled flooring and walls, double glazed window to side elevation, roof light.

GROUNDS AND WOODLAND

The property is approached via a lengthy private track which opens out onto a parking area adjacent to the property. To the front of the property is a grassed area with pond, the track then continues on a circular route through a section of the woodland. Amounting to approximately 64 acres, the woodland is mixed and has also over recent times been planted with oak and hardwood trees.



DETACHED ANNEX

The detached annex is constructed in a similar manner to the main residence and offers immense scope for additional accommodation or possibly providing additional income as a holiday let, subject to the necessary permissions.

SERVICES

The property benefits from mains water and electricity, private drainage. A back boiler to the log burner together with the solar panels service the heating system and hot water.

COUNCIL TAX BAND C

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

WHAT3 WORDS - SPEECHES.BLAME.BLUNDERS

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(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



