



JONES PECKOVER

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Bryn Llwyn, Llansannan, Denbigh, LL16 5NF

- Superb Rural Property
- Idyllic Location with Stunning Views
- LPG Gas Central Heating
- Substantial Outbuildings
- Stabling
- 5.5 Acres of Adjoining Pasture and Woodland
- Spacious 3 Bedroom Accommodation
- Double Glazing Throughout
- Ideal Smallholding/Equestrian Property
- Viewing Essential

This impressive detached rural property occupies a most peaceful and private location on the periphery of the picturesque village of Llansannan and boasts uninterrupted views of the adjoining unspoiled countryside.

The property offers spacious and well appointed accommodation over two floors and has been thoughtfully and sympathetically renovated to an exacting standard by the present owners (with some finishing works remaining) and now offers 3 Bedroom family accommodation of character.

The land adjoins the property and comprises of level and gently sloping paddocks together with a small area of established woodland, in all amounting to approximately 5.5 acres, with additional land available, if required, by separate negotiation.

Situated close to the main dwelling lies a range of versatile and useful outbuildings comprising of a detached traditional stone outbuilding together with a more modern steel portal framed building. The outbuildings are fronted by a useful yard.

In all, a superb rural residence providing an idyllic and tranquil family home, ideally suited for those with equestrian or smallholding interests.

Viewing essential.

GROUND FLOOR ACCOMMODATION

Half glazed timber front door gives access to:-

ENTRANCE PORCH

2.160 x 2.244

With slate slab flooring, double glazed window to front elevation, oak door giving access to:

ENTRANCE HALL

4.356 X 2.335

Continuation of slate slabbed flooring, Ash staircase with open balustrade rising to first floor accommodation, open to the eaves and offering a gallery landing. Double glazed window to front elevation. Storage cupboard containing Worcester boiler. Central heating radiator

SITTING ROOM

4.525 x 4.070

With original quarry tile flooring, substantial inglenook fireplace with oak beam over, slate hearth containing Clearview 650 Stove (multi burner). Beamed ceiling, double glazed windows to front and rear elevation, radiator.

KITCHEN

4.538 X 2.708

Range of base and eye level storage units with inset stainless steel sink, tiled splash backs, gas connection for cooker, beamed ceiling. Double glazed window to front and rear elevations; Radiator.

DINING ROOM

4.799 x 4.332

Formerly the shippon and having exposed stone walls, double glazed windows to front and rear elevations, radiator. Ideally suited for conversion to a kitchen and has already been plumbed for hot and cold water and drainage .

UTILITY/BOOT ROOM

13'2" x 9'9" (4.023 x 2.978)

Concrete floor, original feed trough, single glazed window to front elevation, plumbing for washing machine and drains installed to accommodate down stairs WC

FIRST FLOOR ACCOMMODATION

Comprising of:-

SPACIOUS LANDING

With Coir herringbone flooring, single panel radiator, Velux window, heavily beamed ceiling.

BEDROOM 1

5.386 x 4.134

This dual aspect room enjoys uninterrupted rural views with double glazed windows to front and side, double panelled radiator

BEDROOM 2

4.723 x 4.146

Having original stone fireplace with slate hearth, heavily beamed ceilings, Double glazed windows to front, double panelled radiator, recess for wardrobe

BEDROOM 3

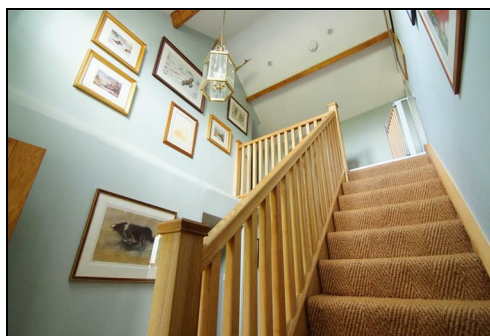
2.634 x 2.942

Double glazed window front elevation, double panelled radiator, spot lighting

BATHROOM

3.476 x 2.719

Oak flooring, 4 piece suite comprising of C.P. Hart role top bath with free standing stainless mixer tap, Burlington wash hand basin, stainless steel taps, and low flush Burlington wc, corner shower with mains shower over, heated radiator towel rail, open



to the eaves, Double glazed window to front elevation, spot lights

GARDENS

The property is fronted by extensive lawns surrounded by mature shrubbery and trees including a raised lawn/patio area. Ample parking is provided in addition to the spacious rear yard.

THE LAND

The land in total extends to some 5.5 acres offering level pasture in the main, being well fenced and benefiting from a mains water supply. New hedges have been created along with a number of specimen trees.

Further land available by separate negotiation.

DETACHED STONE OUTBUILDING

Accessed from the garden/yard lies a useful stone outbuilding benefiting from a concrete floor, water and electric.

MODERN OUTBUILDING

Comprising of a portal steel frame barn with adjoining lean to. Containing Two 12 x 12 loose boxes, concrete floor, water and electric.

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.

MISREPRESENTATION ACT (D)

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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.



