



**Aberglyniau Peniel, Denbigh , LL16 4TD**  
**Guide Price £599,950**



Aberglyniau is a delightful rural property comprising two characterful residences and traditional outbuilding, set within an idyllic rural position being a captivating 16th Century former farmhouse rich in character and charm with a wealth of period features both inside and out. In addition to the principal dwelling, the previous owners have thoughtfully converted a former traditional outbuilding into a beautifully presented ancillary residence. This annex offers generous accommodation, perfect for multi generational living, guest lodging or even holiday let accommodation. The property is enveloped by spacious grounds with well maintained gardens providing a private and picturesque setting overlooking impressive views of open countryside and beyond.

FOR SALE BY PRIVATE TREATY

#### GENERAL REMARKS

#### SITUATION & DIRECTIONS

The property is situated in a delightful elevated position with impressive open countryside views benefiting a peaceful yet convenient position, 3 miles or so from the Historical Market Town of Denbigh which provides all necessary amenities.

From our Denbigh office proceed down Bridge Street, take the first exit at the roundabout, continue up Smithfield Road passing Morrisons, take a left signposted Nantglyn onto the B4501 road, continue on this road for approximately 2 1/2 miles until you reach the Hamlet of Peniel and take a right signposted Aberglyniau and the property can be seen on your left hand side signposted Clough & Co For Sale Board.

#### DESCRIPTION

The primary residence of Aberglyniau is a unique 16th Century stone built former farmhouse beneath a traditional slated roof. This charming and characterful property has been well maintained and modernised over the years preserving period features throughout both internally and externally. Aberglyniau benefits a small range of former shippens and granary of which have been converted to provide a ancillary residence/holiday accommodation, practical workshop and office space - make your home your business.

#### ABERGLYNIAU

The accommodation briefly comprises :-

#### FRONT ENTRANCE

#### KITCHEN/DINER

10'5" x 20'5" (3.19m x 6.23m)

Comprising oak floor and wall units, high gloss worktops, tiled splash back, stainless steel chimney, ceramic hob, built in double oven, sink unit with chrome mixer tap, 2 central heating radiators, electric meter box, partly tiled & carpeted floor, windows to front and side aspect, door leading to :-

#### ADDITIONAL PHOTOGRAPH

#### UTILITY ROOM

7'10" x 5'6" (2.39m x 1.68m)

With oak wall and floor units, high gloss worktops, plumbing for washing machine, tiled floor and door to rear garden.

#### RECEPTION ROOM

17'11" x 14'4" (5.47m x 4.38m)

With log burner, slated hearth, oak beam mantel, central heating radiator, carpeted floor and door to :-

#### ADDITIONAL PHOTOGRAPH

#### FRONT PORCH

With vinyl floor, archway through to :-

#### LIVING ROOM

13'10" x 11'3" (4.24m x 3.45m)

With integrated fireplace and slate hearth, central heating radiator, carpeted floor and window to front aspect.

#### BATHROOM

7'7" x 5'3" (2.33m x 1.61m)

White suite comprising low level wc, panelled bath, vanity unit with inset basin, chrome mixer tap, chrome heated towel rail, partly tiled walls and laminate flooring.

#### BEDROOM ONE

11'4" x 13'8" (3.47m x 4.18m)

Spacious room with timber panelled ceiling and partly panelled walls, oak beam, central heating radiator and carpeted floor, steps to:-

#### BEDROOM TWO

12'4" x 11'3" (3.76m x 3.45m)

With oak beamed ceiling, sky light, central heating radiator, walk-in storage cupboard housing solar meter.

#### ANNEXE

The accommodation briefly comprises :-

#### FRONT ENTRANCE

#### HALL

10'11" x 6'2" (3.33m x 1.90m)

With central heating radiator, under stairs storage cupboard and carpeted floor.

#### KITCHEN AREA

13'5" x 11'3" (4.09m x 3.44m)

Comprising timber effect floor and wall units, butcherblock effect worktops, tiled splashback, wall mounted central heating radiator, beam ceiling, laminated timber effect flooring and impressive views of open countryside and beyond.

#### LOUNGE AREA

#### BATHROOM

6'0" x 8'9" (1.85m x 2.69m)

White suite comprising panelled bath, electric shower over, low level wc, pedestal wash hand basin, wall mounted heated towel rail, partly tiled walls, laminate flooring with impressive views.

#### FIRST FLOOR

#### LANDING

With central heating radiator

#### BEDROOM ONE

13'5" x 11'4" (4.09m x 3.47m)

A spacious room with central heating radiator and carpeted floor.

#### BEDROOM TWO

14'0" x 2'5" (4.27m x 0.74m)

With carpeted floor and beamed ceiling/walls.

#### OFFICE

13'1" x 7'0" (4m x 2.14m)

With oak beamed ceiling, window to side aspect, central heating radiator and carpeted floor.

#### OUTSIDE

A large garden surrounds the property of which includes raised flower beds, lawned area, patio area, pond, vegetable patch, greenhouse with hedge surround.

#### STONE BUILT OUTBUILDINGS

Attached stone under slated roof former pig stys providing log store.

Purposely converted former shippen and tool shed providing practical workshop with attached private office space together with open fire and two central heating radiators.

The property also benefits a large garage situated at the rear which provides ample storage space.

#### ADDITIONAL PHOTOGRAPH

#### SERVICES

We are given to understand that the property is connected to mains and solar electricity, mains water, recently fitted private septic tank drainage and oil fired central heating (house, annexe and workshop). NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR

TO A COMMITMENT TO PURCHASE.

In addition, the property benefits 18 solar panels situated on the roof (4kw of which an annual feed in tariff payment is received).

#### TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

#### VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Ruthin Office (Tel No : 01745 812049)

#### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

#### TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

#### IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

#### BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

#### SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

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