

1 Mill Cottage, Wigfair, St Asaph, LL17 0ET

£255,000

🛏 2 🍷 1 🚗 2



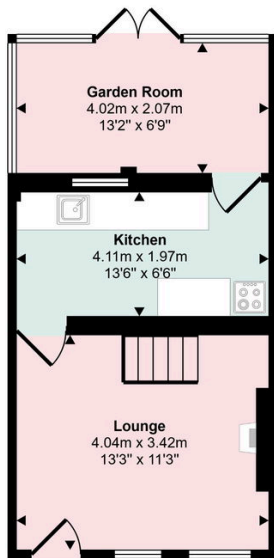
Presenting this delightful end terrace cottage, situated within a stunning country estate. This charming property boasts peaceful surroundings, offering an ideal retreat from the bustle of daily life. Being well maintained keeping its character and charm. With multi fuel fires in both reception rooms adding warmth and ambiance. The country-style kitchen offers a welcoming atmosphere, which in turn invites you through to the garden room overlooking the country garden. Two bedrooms to the third floor with views and a well-appointed four piece bathroom to the second floor. Outside utility facility for added convenience, a summer house ideal for relaxation or hobbies and a brick store for extra storage. The gardens are landscaped with a plethora of plants, trees and shrubs, making it a haven for local wildlife, with seating area to enjoy the serene surroundings. The property comes with a carport and brick workshop. The property benefits from a new roof which has just been completed.

PETER LARGE

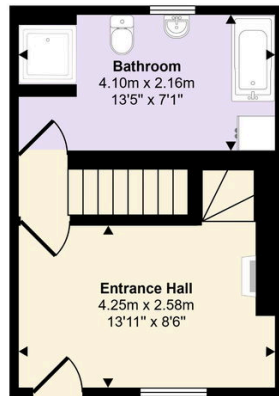
ESTATE AGENTS

- Charming Cottage
- Peaceful, idyllic surroundings
- Garden room,
- Stunning country gardens and views
- Council tax - D / EPC - E
- Situated on countryside estate
- Two reception rooms
- Utility, new roof
- Freehold
- Date 07/10/2025

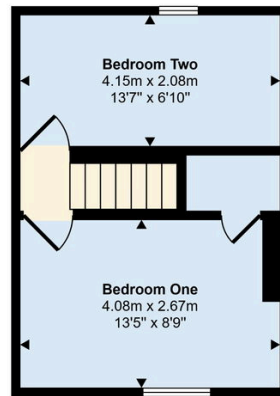
Approx Gross Internal Area
89 sq m / 953 sq ft



Lower Floor
Approx 33 sq m / 350 sq ft



First Floor
Approx 25 sq m / 268 sq ft



Second Floor
Approx 24 sq m / 263 sq ft



Outbuilding
Approx 7 sq m / 71 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate agents having carried out a walk through inspection. These sales particulars are prepared under the consumer regulations 2008 and are governed by the business from misleading marketing regulations 2008.