



**Waen Bach, Groes – LL16 5BL**

Offers in Region of **£575,000**



# Waen Bach

Groes, Denbigh

A charming detached former farmhouse set within beautifully landscaped gardens, enjoying a generous and private plot in open countryside with stunning far-reaching views.

The accommodation briefly comprises an inviting entrance hall, a characterful lounge featuring exposed stonework and beams with multi-fuel stove, a bright sun room, and a spacious office complete with a Victorian fireplace. Further ground floor facilities include a shower room, separate W.C., and rear porch. At the heart of the home is an impressive open-plan kitchen/dining area, complemented by a downstairs bathroom, utility room, large pantry, and practical boot room.

To the first floor are two well-proportioned double bedrooms, both benefiting from dual aspects overlooking the surrounding rural landscape.

Externally, the property offers ample parking, a double carport with adjoining workshops, and exceptional gardens which are a particular highlight. These include expansive lawns, a stream, pond, patio areas, and a decked seating space—perfect for enjoying the tranquil setting.

A substantial barn with its own vehicle access provides extensive storage and versatility, with additional workshop and storage space to the rear—ideal for camper vans, hobby use, or potential business opportunities. An adjoining home pub adds a unique and highly desirable feature.







### Accommodation

uPVC double glazed front door with matching side panel leads into:

### Hallway

With radiator and stairs off to further accommodation.

### Lounge

23' 4" x 12' 11" (7.11m x 3.94m)

uPVC double-glazed bow windows to both the front and rear elevations provide excellent natural light. An exposed stone chimney breast houses a multi-fuel stove set on a stone hearth, creating a warm focal point. The room also features two solid ceiling beams, wall lighting, a radiator, and multiple power points. An attractive archway leads through to:

### Sun Room

10' 0" x 9' 2" (3.05m x 2.79m)

uPVC double-glazed windows to the front and side elevations offer pleasant views over the garden, filling the space with natural light. French doors open onto the front patio, creating a seamless indoor-outdoor flow. Steps lead up to the inner hall.

### Office

23' 5" x 9' 5" (7.14m x 2.87m)

Currently utilised as a home office, this versatile room offers excellent potential to serve as a fourth bedroom. uPVC double-glazed windows to the front and rear elevations provide good natural light, while two solid ceiling beams add character. A feature cast iron Victorian fireplace with a dark wood and slate surround sits on a slate hearth, creating an attractive focal point. Additional benefits include an understairs storage cupboard, radiators, multiple power points, and a door leading to the W.C. and shower room.





### Shower Room

9' 6" x 5' 8" (2.90m x 1.73m)

A well-appointed shower room fitted with a corner shower enclosure featuring sliding glass doors, complemented by a pedestal wash hand basin. uPVC double-glazed frosted window to the side. Fully tiled walls, wood-effect flooring, and recessed ceiling lighting. Additional features include a radiator, and a useful built-in storage cupboard.

### W.C

6' 3" x 3' 7" (1.91m x 1.08m)

With low flush W.C, half panelled walls, radiator and window to the side.

### Downstairs Bedroom

13' 8" x 10' 7" (4.16m x 3.23m)

With radiator, power points and uPVC window to the front and side elevation.

### Laundry Room

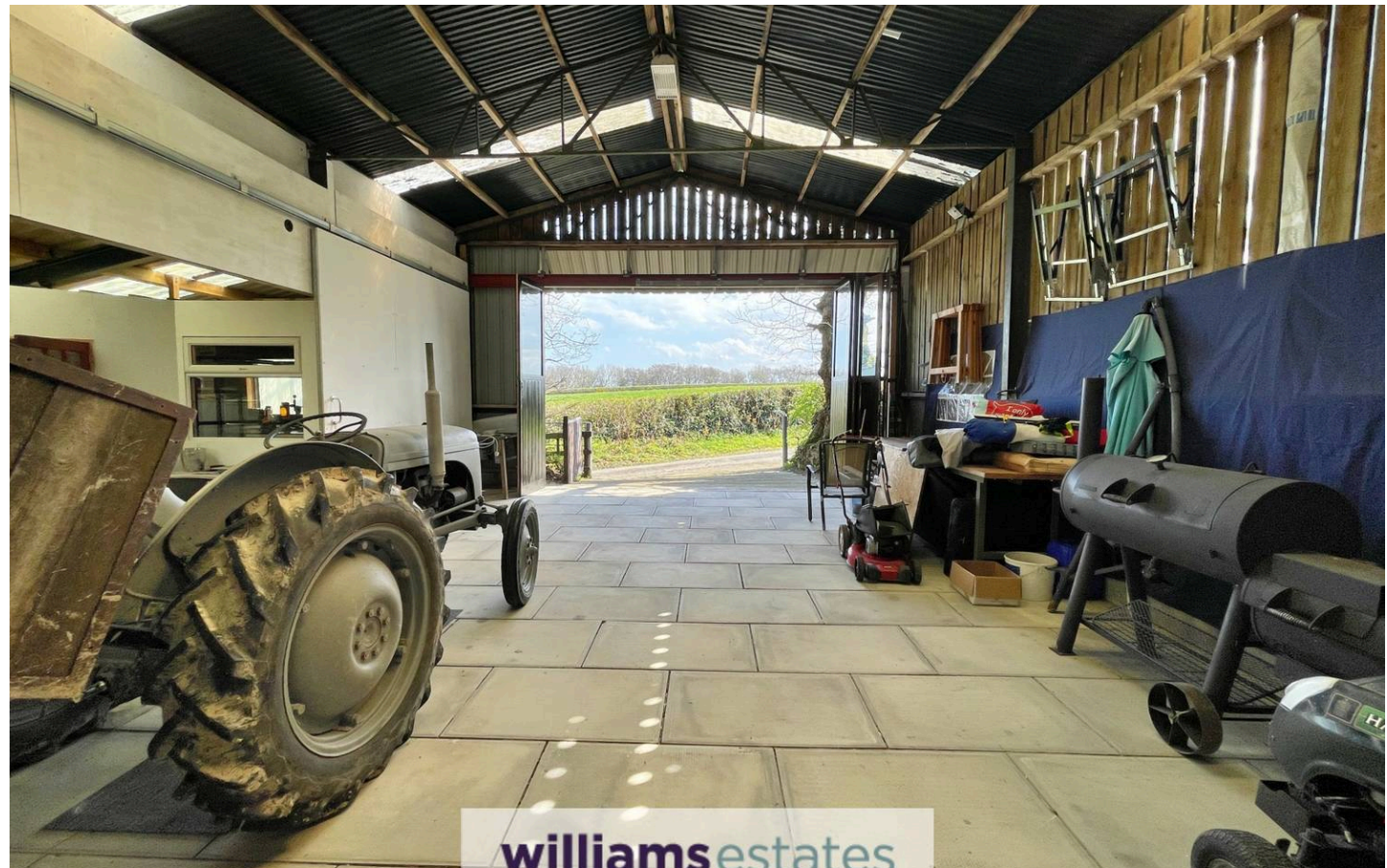
15' 8" x 4' 10" (4.78m x 1.47m)

Worktops and space for washing machine and dryer.

### Bathroom

9' 3" x 7' 7" (2.81m x 2.30m)

A relaxing and stylish space. A freestanding roll-top bath is perfectly positioned beneath a large window that offers delightful countryside views with shower over and attractive tiled walls. A pedestal wash basin with matching tiled splash back, low flush W.C and wall lighting.





### Kitchen / Diner

24' 0" x 12' 7" (7.32m x 3.83m)

This impressive open-plan kitchen, dining and living space forms the heart of the home, combining style, comfort and functionality. The well-appointed kitchen features a range of hand-made Shaker style fitted units, ample worktop space, and a classic Belfast sink, complemented by modern appliances and attractive finishes. A central breakfast bar provides a sociable seating area, seamlessly connecting to the dining and lounge spaces beyond. The room benefits from a vaulted ceiling and large windows, one of which is a window seat, that flood the space with natural light while offering pleasant outlooks over the surrounding countryside. The inviting living area is centred around a characterful wood Esse Ironheart burning stove on a slate hearth, creating a cosy focal point. Wood-effect flooring and lighting throughout, making this a versatile and beautifully presented space perfect for both everyday living and entertaining.

### Utility Room

13' 11" x 9' 1" (4.25m x 2.78m)

A well-appointed utility room fitted with a range of base units and work surfaces. Stainless steel sink with mixer tap, space for freestanding fridge/freezer, space for dishwasher and plumbing for washing machine. Power points, recessed ceiling spotlights, double glazed window to the rear and a door leads through to the adjoining hallway with large pantry.

### Boot Room

12' 0" x 3' 8" (3.67m x 1.12m)

uPVC double glazed window to the rear and side with external door to the front elevation. 'Mistral' oil fired condensing boiler and tiled effect vinyl flooring.







### **Landing**

uPVC double glazed window to the rear.

### **Bedroom One**

13' 0" x 12' 1" (3.96m x 3.68m)

uPVC double glazed windows to the front and rear.

Built-in wardrobes to the alcoves with pine and glazed door front, power points and radiator.

### **Bedroom Two**

13' 0" x 9' 7" (3.96m x 2.92m)

uPVC double glazed windows to the front and rear.

Built-in wardrobes, radiator and power points.

### **Barn**

39' 7" x 38' 3" (12.06m x 11.66m)

Large Barn - Situated to the right hand side of the garden is a large open fronted timber built barn with integral storage room within having double glazed window and electricity supply. The building provides ample space for storage of caravan/trailer etc.

There is a useful additional gated vehicular access to the barn.

### **The Pub**

17' 6" x 16' 4" (5.34m x 4.99m)

Solid oak bar with beer pumps, shelving and lighting

- A great entertaining space. Access to a side garden from the pub.

### **Directions**

What3Words: [:///parsnip.dads.announced](#)

### **Car port**

1 Parking Space

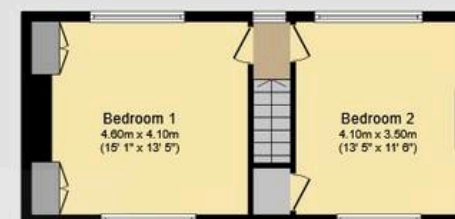
Carport And Workshop - A detached timber building comprising double open carport and adjacent workshop with light and power and work benches installed. Also within the building is a further workshop/store measuring 14'9 x 12'5.





## Ground Floor

Floor area 174.7 sq.m. (1,881 sq.ft.)



## First Floor

Floor area 37.3 sq.m. (402 sq.ft.)

Total floor area: 212.0 sq.m. (2,282 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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