



Leger Barn, Denbigh – LL16 5RP

Offers in Region of £349,950

Leger Barn

Denbigh

Enjoying a delightful countryside setting, this beautifully presented home offers spacious and flexible accommodation, ideally suited to modern family living.

The accommodation comprises a welcoming entrance hall, a generously sized kitchen/dining room fitted with a range of units, and a practical utility room. A spacious living room, cloakroom, and two double bedrooms, each benefitting from their own en-suite facilities, complete the ground floor, making the property particularly well suited to guests, multi-generational living, or those requiring ground-floor accommodation.

To the first floor, a large landing area, currently utilised as a home office, offers excellent potential to be converted into a third bedroom, subject to any necessary consents.

Externally, the property is set within beautifully maintained gardens, featuring a generous paved patio, well-stocked planted borders, and areas laid to lawn. Additional benefits include a timber storage shed and a useful car port.

Early viewing is highly recommended to fully appreciate the accommodation, setting, and lifestyle on offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hallway

17' 4" x 3' 7" (5.29m x 1.10m)

Providing access to all ground-floor rooms, the hallway features recessed downlights, a radiator, and a rear-facing uPVC double-glazed window.

Kitchen / Diner

16' 11" x 15' 9" (5.16m x 4.81m)

Comprising a bright and spacious kitchen/dining area fitted with complementary worktops and a range of matching gloss wall and base units. The kitchen benefits from an integrated oven, a four-ring induction hob with extractor hood above, tiled splashbacks, plumbing and space for a dishwasher, and a recess suitable for a large American-style fridge/freezer. Additional features include recessed downlighting, a radiator, and a drainer sink with mixer tap. A uPVC double-glazed window enjoys attractive far-reaching views, while there is ample space for a dining table and chairs. A door provides access to the utility room.

Utility

6' 1" x 5' 5" (1.85m x 1.64m)

The utility room provides plumbing and space for a washing machine and tumble dryer, together with additional space for a fridge. It also houses the Worcester oil-fired boiler and features a composite glazed door providing access to the front elevation.

Lounge

19' 0" x 16' 10" (5.80m x 5.14m)

A spacious, bright and airy living room benefiting from dual-aspect natural light via four uPVC double-glazed windows, with two to the front elevation and two to the rear. A feature log-burning stove forms an attractive focal point, complemented by two radiators, useful understairs storage, and a door leading through to the rear hall.



Lounge

19' 0" x 16' 10" (5.80m x 5.14m)

A spacious, bright and airy living room benefiting from dual-aspect natural light via four uPVC double-glazed windows, with two to the front elevation and two to the rear. A feature log-burning stove forms an attractive focal point, complemented by two radiators, useful understairs storage, and a door leading through to the rear hall.

Rear Hall

7' 4" x 6' 1" (2.24m x 1.86m)

A spacious rear hall featuring a useful recessed storage cupboard, a radiator, and doors providing access to the bedroom and W.C.

Downstairs Bedroom

13' 9" x 12' 0" (4.19m x 3.67m)

A generously proportioned double bedroom featuring a uPVC double-glazed window to the front elevation, enjoying pleasant views over the garden and the field beyond. A door provides access to the en-suite shower room.

En-suite

8' 9" x 3' 10" (2.67m x 1.17m)

Comprising a three-piece suite including a low-flush W.C., pedestal wash hand basin, and a walk-in shower enclosure with full-height tiled surrounds. Additional features include tiled flooring, a radiator, and a uPVC double-glazed window to the rear elevation.

W.C

8' 11" x 3' 2" (2.72m x 0.97m)

Fitted with tiled flooring and half-height tiled walls, this room comprises a low-flush W.C., pedestal wash hand basin, and a chrome heated towel rail. Recessed downlighting completes the accommodation.





Landing / Third Bedroom

16' 5" x 10' 2" (5.00m x 3.09m)

A spacious landing/office area offering excellent potential to create a third bedroom, subject to the necessary consents. Benefiting from a uPVC double-glazed window to the front elevation, the space also provides access to the main bedroom.

Bedroom One

16' 5" x 11' 11" (5.00m x 3.63m)

A bright and airy double bedroom enjoying dual-aspect natural light from two uPVC double-glazed windows to the front and rear elevations. Additional features include two radiators and a door providing access to the en-suite shower room.

En-suite

7' 6" x 3' 3" (2.28m x 0.99m)

Comprising a low-flush W.C., vanity wash hand basin, and a walk-in shower enclosure with full-height tiled surrounds. Additional features include half-height tiled walls and recessed downlighting.

Garden
Occupying an enviable position backing onto open countryside, the property enjoys a generous paved patio, providing the perfect space for al fresco dining, entertaining, and relaxing whilst taking in the far-reaching rural views. The garden has been thoughtfully landscaped with well-stocked flower beds, mature shrubs, and areas of lawn, creating a colourful and private outdoor environment. A charming timber gazebo offers a sheltered seating area, ideal for enjoying the peaceful surroundings throughout the seasons. The rear garden benefits from a sunny aspect and uninterrupted views across neighbouring fields, enhancing the property's idyllic countryside appeal.

DRIVEWAY

3 Parking Spaces



Ground Floor



First Floor

Total floor area: 128.0 sq.m. (1,378 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

williams
estates



Williams Estates Denbigh Office

Williams Estates, 1-3 Crown Square – LL16 3AA

01745817417 • Denbigh@williamsestates.com • www.williamsestates.com

These particulars are issued by Williams Estates Direct Limited (trading as Williams Estates) as a general guide only and do not constitute any part of an offer or contract. All measurements are approximate and should be verified by prospective purchasers. We have not tested any apparatus, equipment, fixtures, fittings, or services, and cannot verify they are in working order. Solicitors should confirm the inclusion of any movable items, and a final inspection is