



# JONES PECKOVER

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## Bwlch Farm, Llandyrnog, Denbigh, LL16 4HS

- Detached Property with Approx 6 Acres
- Spacious 3 Bedroom Accommodation
- Glorious Views
- Oil Fired Central Heating
- No Forward Chain
- Character Barn Conversion
- Stunning Rural Setting
- Walled Gardens
- Double Glazing Throughout
- Viewing Recommended

Stone-built detached barn conversion occupying a stunning rural location between Llandyrnog and Bodfari, enjoying unspoilt views over the surrounding countryside and benefiting from an excellent level of privacy and tranquillity.

The accommodation within is spacious and charming and provides in brief large Entrance Hallway, Living Room, Dining Room, Kitchen, Utility Room and Cloakroom to the ground floor, whilst the first floor comprises of 3 large double Bedrooms and spacious Family Bathroom.

The property benefits from oil fired central heating and timber framed double glazing.

The gardens lie to the front of the property and comprise of spacious lawns with flower borders, all bounded by high stone walling.

Adjoining the property is a gently sloping paddock amounting to approximately 6 acres, ideally suited for grazing or equestrian usage and within the paddock is a useful timber outbuilding.

Viewing is essential to appreciate the character of this property and its stunning setting.

No forward chain.

## GROUND FLOOR ACCOMMODATION

Comprising of:

### SPACIOUS ENTRANCE HALLWAY

15'10" x 11'0" (4.834 x 3.37)

With beamed ceiling, timber staircase giving access to the first floor, wall lights, window to rear elevation.

### LIVING ROOM

24'6" x 28'11" (7.47 x 8.834)

Centrally situated stone fireplace housing a wood burning stove, beamed ceiling, two double glazed windows to front elevation, double glazed window to rear, wall lights.

### DINING ROOM

15'10" x 12'11" (4.834 x 3.94)

Windows to front and rear, beamed ceiling, display alcoves, wall lights.

### KITCHEN

13'6" x 10'0" (4.14 x 3.069)

Fitted with a comprehensive range of base and wall storage units, ample working surfaces, inset stainless steel sink unit, void for cooking range, integrated dishwasher, tiled flooring, window to front elevation, beamed ceiling.

### UTILITY ROOM

10'4" x 5'3" (3.16 x 1.62)

Wall storage cupboards, working surfaces with voids for washing machine and appliances, window to rear elevation, tiled flooring, oil fired central heating boiler, electricity meters, double doors to rear.

### GROUND FLOOR CLOAKROOM

5'3" x 2'9" (1.62 x 0.84)

Low flush wc, wash hand basin, tiled flooring.

### FIRST FLOOR ACCOMMODATION

A timber turned staircase gives access to:-

### SPACIOUS LANDING

With three windows to rear elevation, exposed roof trusses, airing cupboard.

### BEDROOM 1

15'10" x 14'6" (4.83 x 4.43)

Windows to front and side elevations, exposed roof trusses.

### BEDROOM 2

15'10" x 13'1" (4.83 x 4.005)

Windows to front and side elevations, exposed roof trusses.

### BEDROOM 3

11'3" x 10'5" (3.44 x 3.179)

Window to front elevation.

### BATHROOM

13'1" x 11'8" (3.99 x 3.57)

Panelled bath with shower over, pedestal wash hand basin, low flush wc, window to front elevation, heated towel rail, part tiled walls, exposed roof truss.



**THE GARDENS**

The gardens lie to the front of the property and enjoy a sunny South Westerly aspect. High stone walling provides a good level of privacy and shelter and comprise in the main of substantial lawns with flower borders together with a gravel driveway and parking area.

**THE LAND**

The land adjoins the property, amounts to approximately 6 acres and is in excellent heart and condition (the area to be fenced by the Vendors). A useful timber built outbuilding lies within the boundaries.

**SERVICES & TENURE**

The property benefits from mains electricity, natural water supply, private drainage, oil fired central heating.

**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)**

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 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 or 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales EU Directive		England & Wales EU Directive	



