



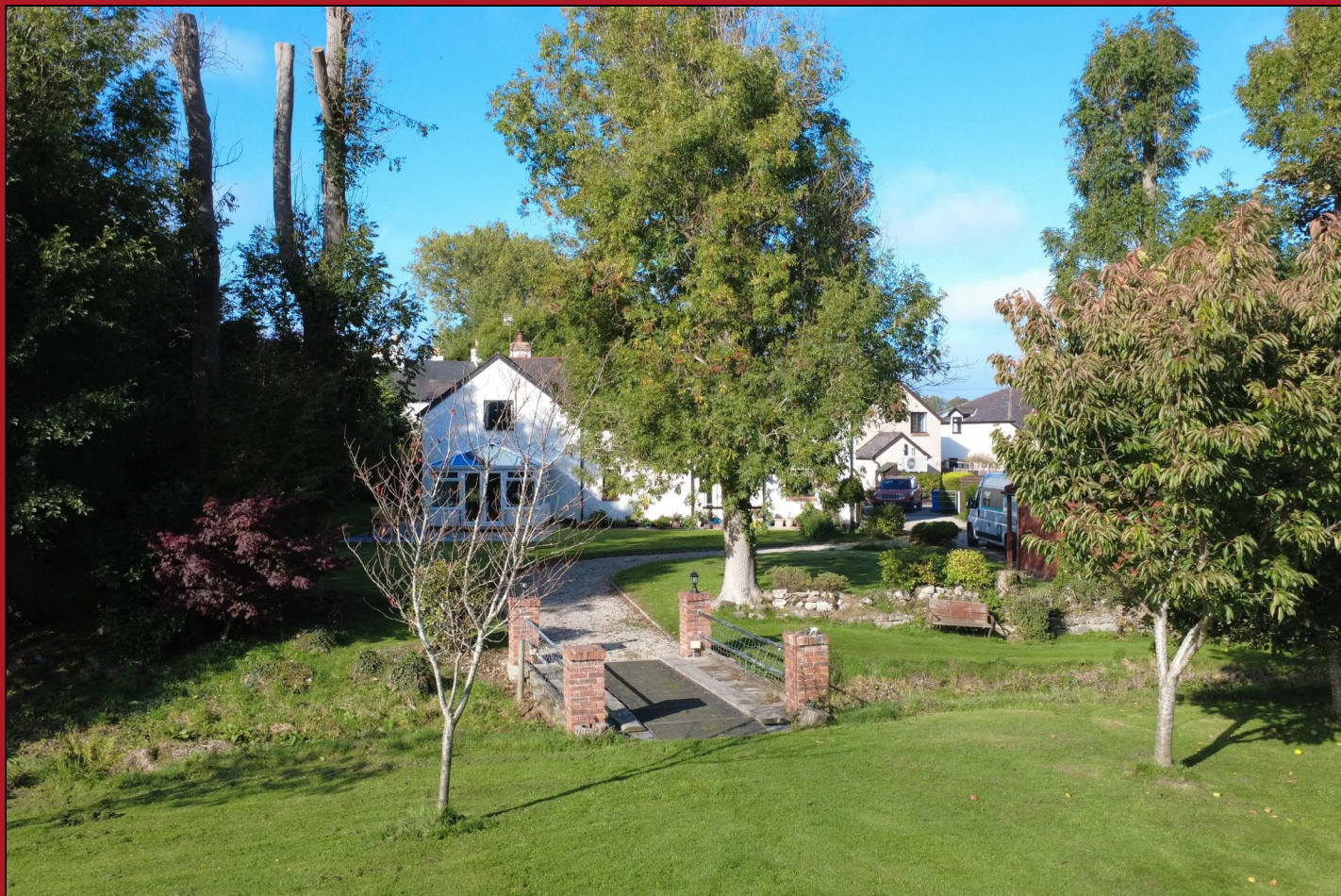
JONES PECKOVER

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Wigfair Fach, Wigfair Isaf, Lower Denbigh Road, St. Asaph, LL17 0EN

- 5 Bedroomed Detached Period Property
- Stables, Double Garage, Workshop
- Driveway for several vehicles
- Double Glazing throughout
- Approximately 2.68 Acres
- Tranquil and Private Situation
- Oil Central Heating
- Convenient for all amenities

Substantial Detached 5 Bedroom Property with Stables, Garage, Workshop and 2.68 Acres of Gardens and Paddocks.

This period property dates back to 1726 and offers well presented accommodation of charm and character with 4 Reception Rooms, 5 Bedrooms and 2 Bathrooms, having been upgraded and improved by the current owners and benefiting from oil fired central heating and double glazing throughout.

Originally part of Wigfair Isaf, the property is accessed down a tarmac drive directly off the council maintained highway at Lower Denbigh Road. Its position offers a high level of privacy and tranquillity and is a haven for wildlife. There are formal gardens fronting the house and a timber bridge gives access to the remaining land which comprises of level grass paddocks, vegetable and flower gardens, productive orchard and woodland area leading to the River Elwy.

Useful outbuildings are situated close to the main dwelling and comprise of stable block, double garage and spacious workshop.

In all, a superb rural property offering excellent scope for those with equestrian and smallholding interests and conveniently close to all amenities and the A55 Expressway.

GROUND FLOOR ACCOMMODATION

HALLWAY

Entrance through UPVC double glazed door with double glazed side panels. Dado rail, original beamed ceiling. Lighting and power sockets.

SITTING ROOM

Double glazed window to rear elevation. radiator, wood burner, beamed ceiling.

KITCHEN

A range of wall and base units, Range style oven with electric hob, and extractor above and fitted dishwasher. Double glazed windows to front and side elevations, radiator, work top. Kitchen Island with cupboards beneath a solid wooden work top. Sink and drainer with mixer tap over. Lighting and power sockets.

UTILITY ROOM

A range of base and larder cupboards with wooden work top, sink and drainer with mixer tap over. Double glazed window to rear elevation and UPVC rear door. Washing machine and shelving fitted to two walls.



STUDY

Double glazed window to rear elevation, beamed ceiling, radiator, power sockets and lighting.

CLOAK ROOM

Double glazed window to front elevation, low level W.C and white basin sink with cupboard below.

LOUNGE / DINING ROOM

Four double glazed windows to 3 elevations, 2 radiators, beamed ceiling, Feature fire place with wood burner. Power sockets and lighting fitted. Double glazed patio doors into

FIRST FLOOR ACCOMMODATION

A spacious landing gives access to:

CONSERVATORY

Dwarf wall with UPVC windows to 3 sides and UPVC double glazed roof. Power sockets and lights fitted.

BEDROOM 1

Double sized bedroom with double glazed window to front elevation, built-in mirrored doors wardrobe. Radiator, lighting and power sockets. Door onto

EN-SUITE

Double glazed window to rear elevation, Vanity units housing sink, W.C and corner shower unit with glass shower screen doors. Lighting and radiator.

BEDROOM 2

Double glazed window to rear elevation. Currently used and fitted out as a dressing room. Fitted with vanity units and drawers. Built-in mirrored wardrobes, lighting, radiator and power sockets.

BATHROOM

Half tiled walls, double glazed window to rear elevation. White 3 piece suite comprising, W.C, Bath and sink fitted into vanity units. Corner shower unit with glass shower screen doors. Chrome towel warmer and spot lights.

BEDROOM 3

Large double bedroom with double glazed windows to front and side elevations. Radiator, lighting and power sockets.

BEDROOM 4

Double bedroom with double glazed window to side elevation, fitted wardrobes, radiator, lighting and power sockets,

BEDROOM 5

Single bedroom with double glazed window to side elevation, fitted wardrobes, radiator, lighting and power sockets.



OUTSIDE

Upon entrance to the grounds is a sweeping gravelled driveway leading to the garage and stable areas, and also down to the bridge over the stream. The manicured grounds are separated into areas, such as a paddock, vegetable area, flower garden and orchard.

SERVICES

Mains electricity, water and drainage are connected to the property. Oil fired central heating. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

MISREPRESENTATION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

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, Photo Driving Licence and a recent Utility Bill.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

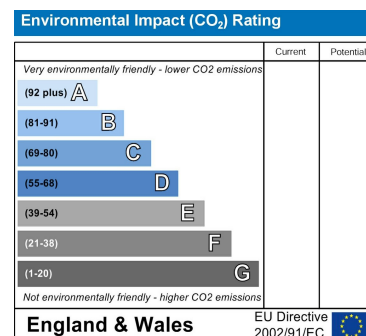
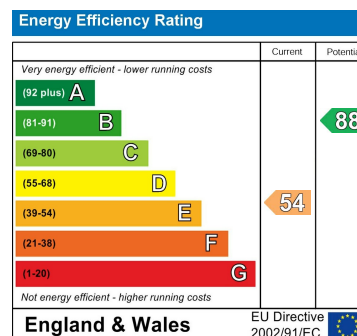


DISPUTES

Should any dispute arise as to the boundaries or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents whose decision acting as experts shall be final.

PROOF OF IDENTITY

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide proof of identity at the Auction. Please bring a Passport or UK Driving Licence, together with a public utility bill, bank statement or Local Authority tax bill to the Auction. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.



Ground Floor

Approx. 100.8 sq. metres (1084.6 sq. feet)



First Floor

Approx. 108.6 sq. metres (1169.3 sq. feet)



Total area: approx. 209.4 sq. metres (2254.0 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

Wigfair Fach Wigfair Isaf, St Asaph

