



# JONES PECKOVER

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## Ty Felin Newydd, Nantglyn, Denbigh, LL16 5PY

- Stunning Detached Rural 3 Bedroom Home
- Beautifully landscaped gardens with stream
- Useful Outbuildings, Garage & Parking
- 2 Reception Rooms, 3 Bathrooms
- Finished to a high specification throughout
- Set in just under 1 Acre
- Tranquil and Private Setting
- Viewing Essential



Nestled in a sheltered and private position on the outskirts of the picturesque village of Nantglyn, this immaculate detached character property offers a unique blend of modern luxury and rustic charm. Set in an enviably tranquil location, the property boasts three spacious bedrooms and three well-appointed bathrooms, making it an ideal family home or a serene retreat.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The high specification finish throughout the home ensures a comfortable and stylish living experience. Each room is thoughtfully designed to maximise natural light and take full advantage of the beautifully landscaped surrounding grounds.

The exterior of the home is equally impressive, with timber gates opening onto a parking and turning area which in turn gives access to the double garage and spacious detached outbuilding. The grounds feature a delightful stream, adding to the picturesque setting and the gardens have been thoughtfully planted to provide year-round interest and colour and a perfect haven for wildlife.

This property is not just a home; it is a lifestyle choice, offering peace, privacy, and the beauty of nature right at your doorstep. With its exceptional features and idyllic location, this property is a rare find and viewing is essential to appreciate the quality, finish and situation of this stunning family home.

#### SITUATION

Located on the periphery of the village of Nantglyn and accessed from a quiet access only country lane, the property enjoys a peaceful and private setting surrounded by completely unspoiled countryside and enjoying beautiful country walks from the doorstep. The village provides a friendly rural community and is conveniently close to the busy market town of Denbigh, approximately 5 miles distant, which offers a comprehensive range of shopping, schooling and leisure facilities, whilst the A55 Expressway can be conveniently accessed at St. Asaph and provides excellent links to Chester and across North Wales.

#### THE ACCOMMODATION

Having undergone a comprehensive and sympathetic programme

of updating and modernisation by the present owners, the property now offers an exceptional rural home of quality which has been finished to an exacting standard throughout and provides tasteful and charming accommodation over two floors.

Upon entering, the covered porch gives access to a spacious hallway with ample built-in storage cupboards. The hallway opens to an impressive large reception room providing an open plan living/dining area with a cosy sitting room having stone inglenook fireplace with timber mantel housing a multi-fuel stove on a raised hearth together with a dining area. Reclaimed timber flooring has been installed throughout and the space is filled with light with windows to three elevations and a feature arched window framing the stunning views over the gardens. A wide ornate spiral staircase divides the space and gives access to the first floor.

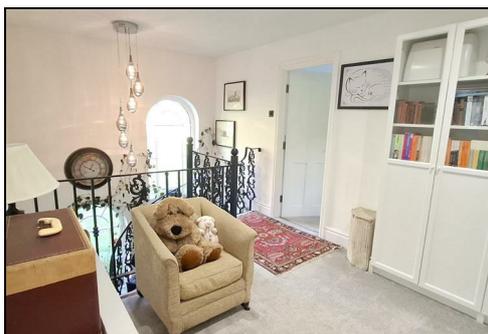
The recently renovated kitchen/breakfast room has been thoughtfully designed and provides all the requirements of modern living with high specification integrated appliances, ample storage and working surfaces, coordinating central island and feature exposed stone walling. A separate utility room provides an excellent working space with storage, worktops, sink unit and plumbing for washing machine.

The recent addition of a garden room provides a tranquil additional living space, with an impressive roof lantern and windows to all elevations providing maximum light and a beautiful outlook over the gardens to the stream.

A cloakroom with low flush wc and wash hand basin is accessed from the entrance hall.

The first floor is approached via the feature cast iron spiral staircase opening onto the spacious landing which provides a study area with extensive built-in storage shelving and bookcases. This area is again flooded with light courtesy of a large arched feature window.

The remainder of the first floor comprises of three spacious double bedrooms with built-in storage, two modern recently fitted en suite





shower rooms and exceptionally spacious family bathroom with free standing roll top bath, walk-in shower cubicle, wc and wash hand basin.

#### OUTSIDE

The property is approached via heavy timber remotely operated double gates with side pedestrian access which open onto a parking enclosure providing ample parking and turning and giving access to the open fronted bespoke double garage and large detached timber outbuilding which is divided to provide a workshop and machinery store, all under recently renewed pitched roofs. The gardens have been expertly landscaped to provide year-round colour and interest and comprise of lawns, flower beds, pond, vegetable and fruit gardens all bounded by mature hedging and stream. Thoughtfully placed seating areas and timber garden structures provide a peaceful retreat to enjoy the serene outside space and the grounds afford a high level of privacy and tranquillity.

In all, this beautifully restored and presented property must be viewed to appreciate the situation, immaculate presentation and high specification provided.

#### SERVICES

Mains water and electricity, private drainage, oil fired central heating, hot water via thermal store cylinder.

#### MISREPRESENTATION ACT (D)

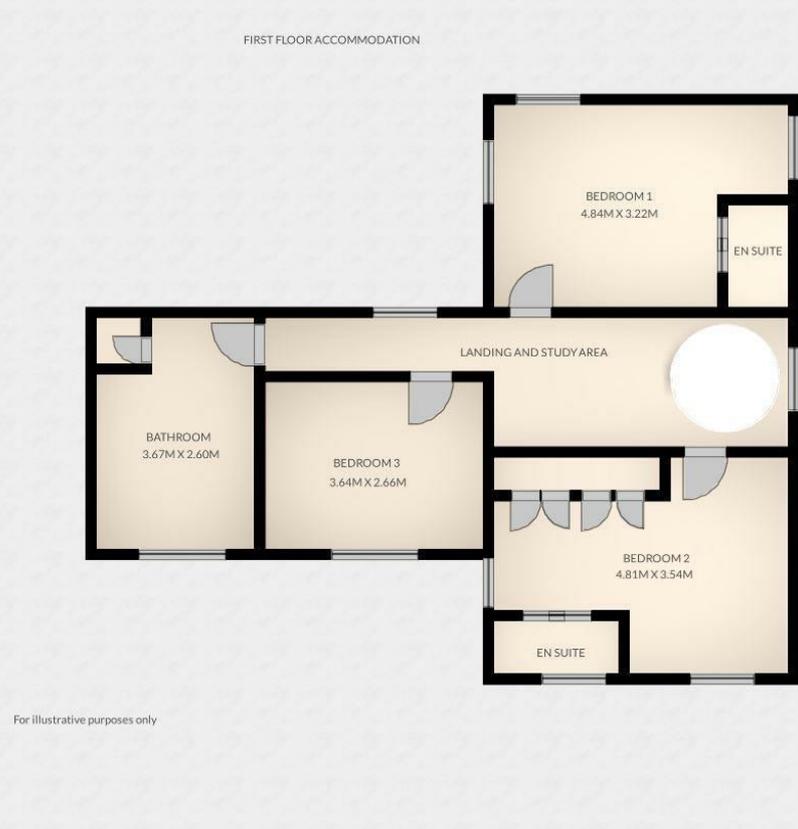
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