



# JONES PECKOVER

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## 1, Park Street, Denbigh, LL16 3DB

- Period 3 Bedroom Character Property
- Exceptionally Spacious Rear Garden
- Wealth of Original Features
- Central yet Peaceful Location
- No Forward Chain
- 5 Reception Rooms, 2 Bathrooms
- Dating back to the 1600's
- In Need of Updating
- Grade II\* Listed
- Viewing Recommended



Centrally located 3 Bedroom Period Property with Large Gardens and Many Original Features.

This exceptional Grade II\* Listed property dates back to the 1600's and displays a wealth of original features including period flooring and doors, original turned staircase, exposed timber beams and trusses and exposed stone walling.

The property is exceptionally spacious with the current layout providing 5 Reception Rooms, 3 Bedrooms, Bathroom, En Suite Shower Room and attached Workshop with mezzanine level, all providing excellent versatility subject to the necessary permissions.

Private and enclosed walled gardens lie to the rear which are extensive and enjoy a sheltered and sunny position with views to the Clwydian Range.

Viewing recommended to appreciate this character property.

No forward chain.

#### GROUND FLOOR ACCOMMODATION

Heavy timber door giving access to:-

#### ENTRANCE HALLWAY

Quarry tiled flooring, beamed ceiling, timber clad walls, electricity meters, timber external door to rear courtyard.

#### DINING ROOM

16'6" x 16'6" (5.05 x 5.05)

Large window to front elevation, inglenook fireplace with raised stone hearth, quarry tiled flooring, beamed ceiling, impressive timber staircase leading to the first floor, under stairs storage cupboard.

#### PARLOUR

17'8" x 9'1" (5.41 x 2.77)

Window to front elevation with window seat.

#### STUDY

8'0" x 7'8" (2.44 x 2.36)

Window to side elevation overlooking the courtyard.

#### SNUG

13'6" x 8'7" (4.14 x 2.64)

Spiral staircase to first floor, exposed stone wall. External door to rear courtyard, window to side elevation and glazed timber door to Garden Room.

#### KITCHEN

22'6" x 8'3" (6.86 x 2.54)

Accessed from the Dining Room. Range of base and wall storage units and shelving, Belfast sink, gas fired Aga range, beamed ceiling, spotlighting, quarry tiled flooring, useful built-in storage cupboard. External door, access to:-

#### UTILITY ROOM

Plumbing for washing machine. Separate WC. Access to:-

#### WORKSHOP

16'4" x 10'0" (4.98 x 3.05)

Beamed ceiling, exposed stone walling, timber flooring, external door, timber staircase to:-

#### MEZZANINE

9'6" x 9'1" (2.92 x 2.79)

Timber flooring, beamed ceiling, roof light.

#### FIRST FLOOR ACCOMMODATION

The original turned staircase from the Dining Room gives access to:-

#### FIRST FLOOR SITTING ROOM

18'2" x 17'7" (5.54 x 5.38)

With timber flooring, exposed stone walls, inglenook fireplace with heavy timber lintel and tiled hearth. Arched window to front elevation, roof light.



**MASTER BEDROOM**

17'3" x 14'4" (5.26 x 4.37)

Arched window to front elevation, timber truss and beams, exposed stone walling.

**EN SUITE SHOWER ROOM**

Shower cubicle, pedestal wash hand basin and low flush wc. Built-in storage cupboard, window to side elevation.

**BEDROOM 2**

13'8" x 7'4" (4.17 x 2.26)

Exposed stone walls, ceiling beams, feature fireplace, spiral staircase leading down to the Snug.

**BEDROOM 3**

13'3" x 9'10" (4.04 x 3.02)

Beamed ceiling, window to side elevation.

**BATHROOM**

Panelled bath, pedestal wash hand basin and low flush wc, beamed ceiling, window to side elevation.

**GARDENS**

The gardens are extensive and lie to the rear, enclosed by stone walling and providing a high level of privacy with views over the Clwydian Range.

**SERVICES**

All mains services are connected.

**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.

**PROOF OF IDENTITY**

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **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.**



