



# JONES PECKOVER

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## Erw Deg, North Street, Caerwys, Mold, CH7 5AW

- Detached 3 Bedroom House with Substantial Outbuildings
- Former Stable Block
- Business/Development Potential
- 3 Double Beds, 2 Reception Rooms
- No Forward Chain
- Central Location in a Sought-After Village Location
- Adjoining Grass Paddock
- Ample Off Road Parking
- Well Maintained Accommodation
- Viewing Recommended

## Spacious 3 Bedroom Detached House with Substantial Outbuildings and Small Paddock

Occupying a central position within the charming and sought-after village of Caerwys, this 3 Bedroom detached house presents an exceptional opportunity for families and those seeking an idyllic semi rural location with the convenience of a central village location. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The house is complemented by two substantial outbuildings together with a former stable block, which opens up a world of possibilities for those seeking a versatile property with potential or the desire to establish a home-based business and the small paddock further enhances the appeal.

With ample off-road parking, convenience is at your fingertips, making it easy for family and friends to visit. The rural village location ensures a peaceful lifestyle while still being within reach of local amenities and transport links.

An ideal family home that combines comfort with potential. Whether you are looking to enjoy the surrounding serene countryside or explore the possibilities of running a business from home, this residence is sure to meet your needs.

### THE PROPERTY

Standing in approximately one third of an acre, this property offers exceptional versatility of use offering the combination of a spacious family home together with two substantial modern outbuildings formerly accommodating a thriving garage and workshop in a convenient rural village location. The property offers well maintained and light accommodation over two floors and benefits from oil fired central heating and double glazing throughout. A gated driveway leads to ample off road parking and gives access to the former stable block and small grass paddock which again provides scope for various uses.

The village of Caerwys offers excellent amenities including shops, primary school and village inns and is conveniently close to the A55 Expressway whilst also being surrounded by totally unspoiled countryside.

### GROUND FLOOR ACCOMMODATION

Composite and double glazed external door giving access to:-

### ENTRANCE HALLWAY

Coved ceiling, turned staircase to first floor.

### LIVING ROOM

17'6" x 10'10" (5.34 x 3.31)

Light and spacious room with windows to front and rear elevations, feature raised fireplace housing an electric stove on a slate hearth. Coved ceiling.

### DINING ROOM

11'6" x 9'1" (3.51 x 2.77)

Window overlooking the rear gardens, coved ceiling.

### KITCHEN/BREAKFAST ROOM

17'6" x 10'10" (5.34 x 3.31)

Triple aspect room providing a light and spacious kitchen and breakfast area fitted with a comprehensive range of base and wall storage units with ample working surfaces over and tiled splashbacks, inset sink unit with mixer tap, void for cooker with extractor hood over, quarry tiled flooring.

### UTILITY ROOM

10'9" x 8'2" (3.30 x 2.51)

With quarry tiled flooring, part tiled walls, window to rear elevation, storage cupboards, plumbing for washing machine, floor mounted oil fired central heating boiler. Access to:-

### GROUND FLOOR CLOAKROOM

With low flush wc, quarry tiled flooring, part tiled walls, obscure glazed window to side elevation.

### FIRST FLOOR ACCOMMODATION

Light and spacious landing with large feature window, loft access hatch, built-in airing cupboard with shelving.

### MASTER BEDROOM

17'8" x 11'4" (5.40 x 3.46)

Dual aspect with windows to front and rear elevations, walk-in wardrobe and storage, coved ceiling.

### BEDROOM 2

14'7" x 8'11" (4.47 x 2.72)

Window to rear elevation, built-in wardrobes, coved ceiling.

### BEDROOM 3

11'1" x 8'5" (3.40 x 2.58)

Window to rear elevation, coved ceiling.



## BATHROOM

9'2" x 5'6" (2.81 x 1.69)

Panelled bath, pedestal wash hand basin, low flush wc, part tiled walls, obscure glazed window to front elevation.

## COMMERCIAL OUTBUILDINGS

39'0" x 33'1" (11.9 x 10.09)

The commercial outbuildings lie to the rear of the house and benefit from excellent vehicular access together with three phase electricity. The main outbuilding has full height doors providing access for HGVs, hydraulic ramp and two inspection pits, wc facilities, first floor storage room, adjoining store with oil storage tank and storeroom to rear. The second commercial building benefits from a full height door providing vehicular access together with pedestrian door. Ample off-road parking fronts the buildings.

## GARDENS

The gardens lie to the front and rear and comprises of lawns and well stocked flower borders providing year-round colour. Gated vehicular access to the side of the property opens onto a spacious gravel parking and turning area. Storage shed and garden store.

## STABLES AND GRASS PADDOCK

The grass paddock is enclosed by stone walling and timber fencing and is laid to grass with a variety of fruit trees. Block-built stable with two loose boxes and lean-to storage to the rear.

## SERVICES

Mains water, electricity and 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.

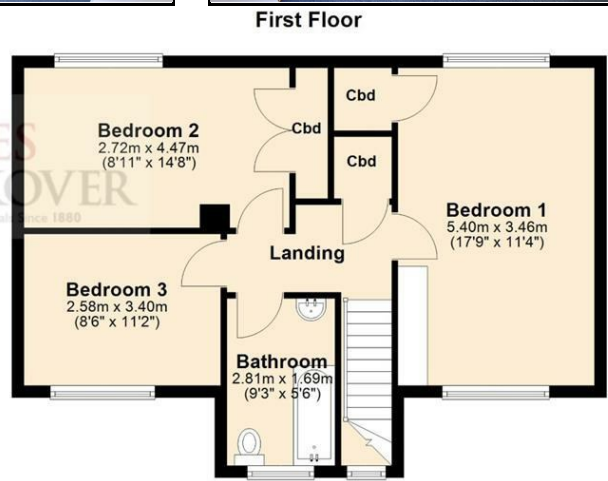
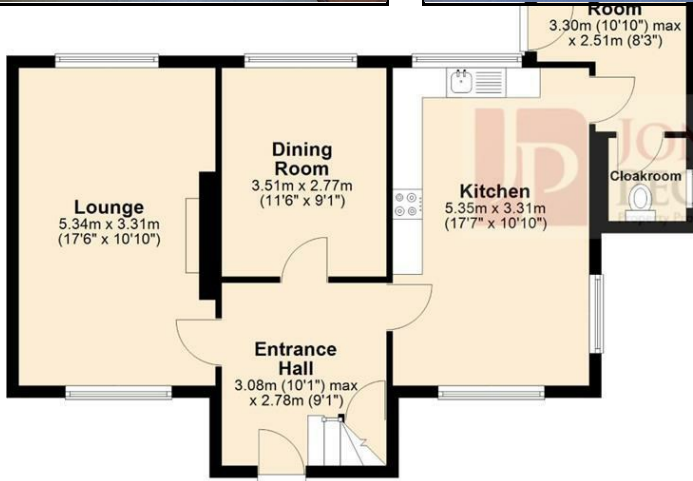
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





First Floor

