



JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Nant Gwyn, Nantglyn, Denbigh, LL16 5RL

- Sympathetically Restored Welsh Cottage
- Exceptionally Private and Peaceful Setting
- Landscaped & Natural Gardens with Stream
- Approximately 1.38 acres
- Breath-taking Views
- 2 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Oil Fired Central Heating
- Viewing Essential

Nestled on the outskirts of the rural village of Nantglyn, Denbigh, this beautifully restored and extended Welsh Long Cottage offers a unique blend of charm and modern living. The property occupies a most private and idyllic setting and boasts beautiful landscaped and natural gardens with a stream, in all amounting to approximately 1.38 acres which provide an enviable outdoor space and haven for wildlife.

Upon entering, you are greeted by a warm and inviting interior that features three reception rooms comprising of cosy living room displaying many character features, a most impressive sitting room which has been thoughtfully designed to take maximum advantage of the breath-taking views over the abutting countryside and Clwydian Hills, and a light and spacious sun lounge, all perfect spaces for entertaining guests or enjoying quiet evenings with family. There are two double bedrooms together with a bathroom and separate shower room, providing ample space for comfort and relaxation.

The exceptional privacy afforded by the location allows for a peaceful lifestyle, while the stunning vistas create a picturesque backdrop that changes with the seasons.

A truly charming traditional Welsh cottage, sympathetically restored and offering modern conveniences that cater to contemporary living in a most stunning setting.

VIEWING ESSENTIAL.

THE ACCOMMODATION

This charming detached period cottage is believed to date back to 1870 and has undergone a most sympathetic programme of updating and extension to provide a beautiful rural home of character with every thought having been given to take maximum advantage of the surrounding glorious views.

The accommodation within comprises of:-

KITCHEN/DINING ROOM

17'0" x 13'5" (5.20 x 4.09)

A dual aspect room with windows to front and rear elevations, slate slabbed flooring, range of pine base storage units with ample working surfaces over, inset sink unit with mixer tap, inglenook recess housing the cooking range, built-in floor to ceiling storage cupboard with recess for fridge/freezer, void and plumbing for washing machine.

LIVING ROOM

17' x 12' (5.18m x 3.66m)

Again a dual aspect room with windows to front and rear elevations, centrally situated marble fireplace with slate hearth.

HALLWAY

Giving access to the bedroom areas and leading to an inner hallway with built in storage cupboards. Double doors giving access to:-

SITTING ROOM

21'1" x 19' (6.43m x 5.79m)

This exceptionally spacious and light sitting room enjoys breath-taking views of the abutting unspoiled countryside over to the Clwydian Range in the distance. Centrally situated fireplace with timber surround housing an open fireplace on a slate hearth. Large patio doors to side elevation giving access to the paved patio area and gardens. Extensive built-in arched book case and storage cupboards, window to rear.

SUN LOUNGE

29'2" x 8'5" (8.89m x 2.57m)

Double glazed windows and French doors giving access to the paved patio and rear gardens, tiled flooring.

MASTER BEDROOM

14'1" x 12'1" (4.29m x 3.68m)

Open to the eaves with exposed ceiling and wall timbers, window to front elevation, access to:-

EN SUITE BATHROOM

13'11" x 6'10" (4.24m x 2.08m)

Free standing roll top cast iron bath with shower over, pedestal wash hand basin and low flush wc, tiled flooring, part tiled walls, reproduction heated towel rail, windows to front and side elevation

BEDROOM 2

11'9" x 10'7" (3.58m x 3.23m)

Window to front elevation, range of built-in wardrobes.

SHOWER ROOM

10'10" x 8'3" (3.30m x 2.51m)

Shower cubicle, pedestal wash hand basin, low level wc, tiled flooring, window to side elevation, extractor fan.



BOILER ROOM/WORKSHOP

10'2" x 6'9" (3.10m x 2.06m)

Housing the oil fired central heating boiler. Power and lighting.

GARDENS

The property enjoys a right of way over a private track giving access to the property, gates open onto a gravel driveway which provides ample parking and turning for a number of vehicles. Beautifully landscaped gardens lie to the front with extensive lawns and well stocked flower beds, there is a productive vegetable garden with useful garden stores and there are also expansive areas of natural gardens together with a stream, providing an idyllic setting and a haven for wildlife. The property abuts open countryside and enjoys breath-taking views. In all, the grounds amount to approximately 1.38 acres or thereabouts.

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)

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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.

SERVICES

Mains electricity, private drainage, natural water supply, oil fired central heating.

COUNCIL TAX BAND E



