



# JONES PECKOVER

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## Nant Uchaf Cottage, Groes, Denbigh, LL16 5SA

- Rural 3 Bedroom Cottage in over 2 Acres
- Stunning Views
- 3 Bathrooms
- Ample Off Road Parking
- Tranquil Location
- Grass Paddock and Natural Pond
- Well Presented Accommodation
- Substantial Outbuildings & Workshops
- Additional 4.5 Acres Available
- Viewing Recommended

### 3 Bedroom Rural Cottage with Land, Outbuildings and Pond.

This rural cottage occupies an enviable rural location on the outskirts of Groes and boasts beautiful views over the surrounding unspoiled countryside. The property is well presented throughout and benefits from an adjoining grass paddock and natural pond, in all amounting to just over 2 acres. The cottage offers a delightful blend of rural tranquillity and modern comfort with 3 bedrooms, 2 en suites and family bathroom.

The generous grounds extend to approximately two acres of lush pasture land together with a natural pond and the property boasts substantial workshops, perfect for hobbyists or those in need of extra storage space, along with a static caravan that can serve as guest accommodation or a private getaway.

For those looking for even more space, there is an option to acquire an additional 4.5 acres of pasture and woodland by separate negotiation, offering excellent versatility.

An ideal opportunity to purchase a rural home in the stunning Welsh countryside.

#### SITUATION

The property occupies a convenient location on the outskirts of the village of Groes and is accessed from the A543 via a lengthy private drive which is shared with one other property. The cottage enjoys a peaceful and idyllic location yet is conveniently close to the market town of Denbigh which provides comprehensive shopping, schooling and recreational facilities

#### THE ACCOMMODATION

The property comprises of a former barn which has been converted to provide well planned accommodation over two floors with the reception rooms to the first floor to take maximum advantage of the stunning rural views over the paddocks, pond and countryside beyond.

The accommodation within comprises of:-

#### ENTRANCE HALL

With part tiled floor, staircase leading to the first floor living accommodation:-

#### OPEN PLAN LIVING ROOM/KITCHEN

This room takes full advantage of the uninterrupted rural views and provides a lovely open plan living space divided by exposed

timber truss with the lounge area having a multi fuel stove, dual aspect windows and roof lights throughout providing maximum light. The kitchen area comprises of a range of base and wall storage units with ample working surfaces, inset stainless steel sink unit with mixer taps, integrated electric oven with gas hob and extractor hood over, tiled splashbacks, external door to rear elevation.

#### INNER HALLWAY

With walk-in wardrobe and access to:-

#### UTILITY ROOM/LARDER

With plumbing for washing machine, space for fridge freezer, shelving.

#### MASTER BEDROOM

With double glazed patio doors giving access to a balcony area, exposed feature stone wall with alcove shelving, exposed ceiling timbers.

#### EN SUITE SHOWER ROOM 1

Corner shower cubicle housing an electric shower, wash hand basin with vanity storage, low flush wc with concealed cistern, window to rear elevation.

#### BEDROOM 2

This double bedroom is situated to the ground floor and has a range of built-in wardrobes and storage, window overlooking the paddock, feature stained glass window.

#### EN SUITE SHOWER ROOM 2

Shower cubicle housing and electric shower, pedestal wash hand basin, low flush wc, tiled walls, extractor fan.

#### BEDROOM 3/STUDY

To the ground floor. Window to front elevation.

#### BATHROOM

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

#### OUTBUILDINGS, WORKSHOPS AND STATIC CARAVAN

A substantial range of outbuildings compliment the property and comprise of attached workshop areas to the front and rear which offer excellent versatility of use and could, subject to planning, provide additional living accommodation. They comprise of a substantial mechanics workshop with room for two vehicles, through-room to stack yard, woodworking room and compressor room to the rear of the workshop together with a further attached outbuilding to the rear with power, water and





lighting.

In addition, there are 3 open fronted outbuildings to the rear currently used for storage and again providing excellent versatility. Fronting the grass paddock is a large static caravan which is also included within the sale.

**GROUND. PADDOCK AND POND**

The property is approached via a lengthy private drive which leads to a spacious parking and turning area. The paddock lies to the front of the property and has the benefit of a natural pond. The land is gently sloping and enjoys 3 gated access points from the front, rear and driveway. In all the property amounts to just over 2 acres.

**ADDITIONAL LAND AND WOODLAND**

A further parcel of land and woodland which adjoins the property is available by separate negotiation if required and amounts to approximately 4.5 acres.

**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 of 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.**

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



