



Segrwyd Hall, Denbigh LL16 4SU

£275,000

Monopoly Buy Sell Rent are pleased to offer the Coach House which is perfect for those seeking a private residence in a beautiful yet low-maintenance rural setting, as well as for buyers looking for a turn-key investment property with further development potential.

Surrounded by stunning countryside, this home is ideal for nature lovers, with scenic walks on the doorstep, allowing you to explore the beauty of the local area while enjoying minimal garden upkeep.

- Characterful Country Property
- Mains Electricity and Water
- Offered Fully Furnished
- A Delightful Aspect Overlooking Woodland
- High-Speed Broadband Available
- Located Within 25 Acre Segrwyd Hall Estate



The Property

A Unique Character Property in a Stunning Countryside Setting

Nestled within the idyllic Segrwyd Hall Estate, The Coach House offers a rare opportunity to own a charming property in an Area of Outstanding Natural Beauty in North Wales. This peaceful retreat is just 12 miles from the coast and 17 miles from Snowdonia National Park, offering the perfect balance between tranquil countryside living and convenient access to local amenities.

The 25-acre estate boasts breathtaking, panoramic views over the Clwydian Range, providing a picturesque backdrop for those seeking a serene lifestyle while remaining just a short drive from Denbigh's shops, restaurants, and services.

An Ideal Home or Investment Opportunity

The Coach House is perfect for those seeking a private residence in a beautiful yet low-maintenance rural setting, as well as for buyers looking for a turnkey investment property with further development potential.

Surrounded by stunning countryside, this home is ideal for nature lovers, with scenic walks on the doorstep, allowing you to explore the beauty of the local area while enjoying minimal garden upkeep.

Property Features

The Coach House has been partially converted, featuring a self-contained first-floor apartment with charming period details. The accommodation includes:

- Ground Floor: A welcoming reception and utility room with stairs leading to the upper level.
- First Floor: A fitted kitchen and bathroom, plus a versatile main bedroom suite with stunning exposed beams, feature stone and brick walls. This room could also serve as an impressive lounge, as there is an additional adjoining double bedroom.

Beyond the existing accommodation, the property presents exciting development potential (subject to necessary planning permissions), with:

- Two integral garages

Outdoor Space & Additional Features

- A lawned front garden requiring minimal maintenance
- Off-road parking
- A delightful aspect overlooking woodland
- Mains water & electricity
- High-speed broadband available (up to 1.5GB speeds)

For buyers seeking a ready-to-go investment, The Coach House is available fully furnished, making it an ideal holiday let or second home.

This is a fantastic opportunity to acquire a characterful countryside property in a peaceful yet accessible location, with further development possibilities.

Viewing highly recommended – book your appointment today!



Ground Floor

Reception \ Utility

4.27m x 3.96m (14' x 13')

First Floor

Kitchen

3.96m x 2.92m (13' x 9'7)

Lounge \ Bedroom 2

5.00m x 4.62m (16'5 x 15'2)

Bedroom 1

4.04m x 3.00m (13'3 x 9'10)

Bathroom

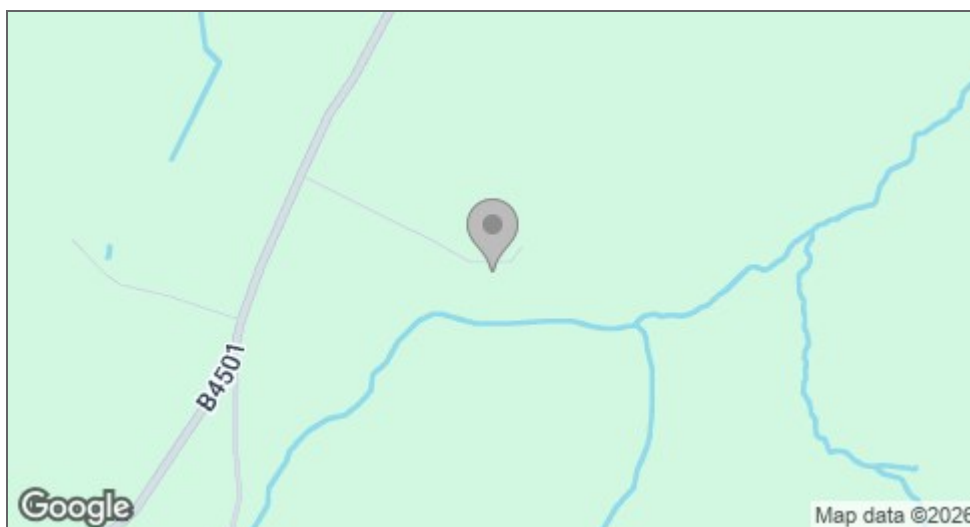
Outside Space











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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

