

# Cavendish

RESIDENTIAL



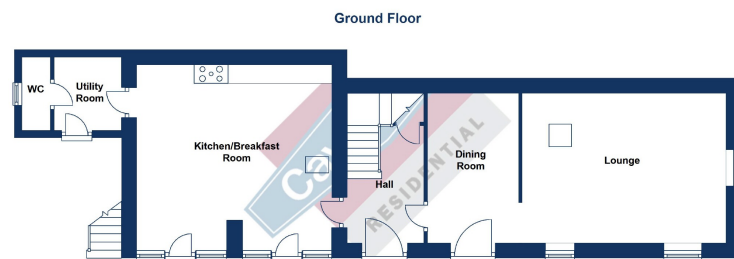
## Price £400,000

### The Grange, Prion

Denbigh, Denbighshire LL16 4RU

An opportunity to purchase a Grade II listed three bedroom converted barn situated amidst beautiful countryside together with TWO paddocks and an adjacent barn requiring restoration and with planning permission for two dwellings. The property stands in approximately 2.3 acres and boasts a wealth of character features to include stone and wooden floors, exposed beams and lintels and has been sympathetically restored to provide a comfortable family home. There is a large kitchen/breakfast room, separate dining room/playroom, lounge with cast iron log burner, utility room and cloakroom/W.C. On the first floor there are three bedrooms including one with en-suite shower room and a family bathroom. Outside there is ample parking, a detached stone and slated workshop and gardens to front and side. The adjacent Grade II listed barn has been granted planning permission for conversion to two dwellings to the rear of which is a paddock. The property benefits from recently replaced fascias and downpipes and gutters and also a new 'Worcester' oil fired boiler.

[www.cavendishresidential.com](http://www.cavendishresidential.com)



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property. Cavendish Ikin trading as Cavendish Residential.

21 High Street, Denbigh, Denbighshire, LL16 3HY

Tel: 01745 816650 Fax: 01745 817425

Email: [denbigh@cavres.co.uk](mailto:denbigh@cavres.co.uk)





The Grange occupies a slightly elevated position on the outskirts of Prion off a minor country lane and enjoys superb views. The towns of Denbigh and Ruthin are 3 and 6.5 miles away respectively and both provide a good range of amenities to include banking and shopping facilities, schools and leisure complexes.



**THE ACCOMMODATION**

Timber front entrance stable door to;

**RECEPTION HALL**

Exposed wooden parquet floor in herringbone design, pitch pine turned staircase leading to first floor, understairs storage, telephone point, radiator and door to:

**DINING ROOM**

3.99m x 2.44m (13'1 x 8'0)

A versatile room currently used as a playroom with exposed wooden parquet floor in herringbone design, exposed stone wall and entrance through to:



**LOUNGE**

5.44m x 4.01m (17'10 x 13'2)

'Villager' cast -iron log burner with doors to front and rear set on a slate hearth, wooden parquet flooring, exposed beams and double glazed

windows to front and side elevations with exposed wooden lintels and deep sills. Two radiators.



**KITCHEN/BREAKFAST ROOM**

5.21m x 4.95m (17'1 x 16'3)

A delightful room which is full of character and original features to include exposed beams, stone slabbed floor and exposed stone wall to part. Custom built kitchen units to include a base unit with 'Belfast' sink with Victorian style taps and granite work surfaces, matching freestanding wooden server and large freestanding storage cupboard. 'Rangemaster' stove with five burners and warming plate, three ovens and warming drawer with large extractor hood above. 'Jotul' cast iron wood burner and to the front elevation, two full height double glazed doors with arched windows to either side. Ceiling spotlights, radiator and slate steps up to:



**UTILITY ROOM/REAR HALL**

1.93m x 1.78m (6'4 x 5'10)

With door to outside, tile effect flooring, recently replaced 'Worcester' oil fired heating boiler and plumbing and void for washing machine.

**CLOAKROOM/W.C**

Fitted with a W.C and wash hand basin with tiled splashback. Tile effect flooring, double glazed window to side and extractor fan.

**FIRST FLOOR LANDING**

An impressive pitch pine staircase with carved spindles leads to the first floor split level landing with three double glazed windows to the front, two 'Velux' roof windows and ceiling spotlights.



**MASTER BEDROOM**

4.17m x 3.18m min (4.65m max) (13'8 x 10'5 min ( 15'3 max))

Built-in wardrobe with double doors and storage lockers above, exposed wooden flooring, double glazed windows to front and side with views, 'Velux' roof window and radiator. Door to:



**EN-SUITE SHOWER ROOM**

2.08m x 1.19m (6'10 x 3'11)

Fitted with a three piece white suite comprising large tiled shower enclosure, W.C in concealed cistern in pine unit with shelving over. Extensively tiled walls, tiled floor, radiator and extractor fan.

**BEDROOM TWO**

4.83m x 3.02m (15'10 x 9'11)

Built-in wardrobes with storage lockers above. Exposed wooden flooring, double glazed window to front, two 'Velux' windows, radiator and uPVC door to outside with set of external stone steps down.



**BEDROOM THREE**

3.40m x 2.82m (11'2 x 9'3)

Exposed wooden flooring, double glazed windows, Two 'Velux' roof windows and radiator.

**FAMILY BATHROOM**

3.02m x 2.34m (9'11 x 7'8)

Fitted with a four piece suite comprising slipper bath with Victorian style shower mixer tap, separate shower enclosure, W.C with concealed cistern in pine unit with shelving and built-in linen storage above. 'Velux' roof window and double glazed window to rear. Limed oak effect flooring, radiator and extractor fan.



**WORKSHOP**

9.04m X 4.29m (29'8 X 14'1)

A useful stone workshop /store with light and power supply. Two windows and door to the front elevation.

**OUTSIDE**

The property is approached over a long driveway leading to parking and turning area with central rockery and stone wall forming the rear boundary. To the front of the house there is a stone sett patio with lawned garden continuing around to the right hand side where there is a further curved stone sett patio designed to enjoy the views over the Vale of Clwyd.



**Paddock**

Situated to the rear of the barns and extending across the full width of both properties an area of grazing land measuring approx 0.5 acre. Further paddock extending to 1.4 acres.



**BARN FOR CONVERSION**

The two storey barn is situated to the left of the main house and is constructed of stone and slate beneath a pitched timber framed partially slated roof. Planning permission and listed building consent has been granted for its conversion to two dwellings, installation of new septic tanks and alterations to existing vehicular access. Planning ref 23/2014/0253/LB. Further details are available for inspection at the Agents Denbigh office.



**AGENTS NOTE**

Planning permission has also been granted for a pitched roof ground floor extension to the main house. Planning ref 23/2013/1279/LM. Further details available for inspection at the Agents Denbigh office. EPC Exempt.

**DIRECTIONS**

From the Agents' Denbigh office bear left over the High Street and proceed down Vale Street. At the traffic lights turn right onto Ruthin Rd and after passing the school on the right hand side, turn right onto Ystrad Rd. Follow this road out into the countryside and up the hill towards Prion. After approximately 2.5 miles and at the top of the hill, turn left signposted Llanrhaeadr. The entrance to The Grange will be seen after a short distance on the left hand side after Maes y Groes..

**VIEWING**

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

Amended SEW