

North Wales Equestrian SmallholdingFarm for sale, Denbighshire (5000 GBP)



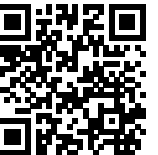







Location **London, London**
<https://www.freeadsz.co.uk/x-580570-z>

Online at Beresford Adams Ruthin
Reference: Bryneglwys LI21

This extremely spacious home offers great reception space and four sizeable double bedrooms ideal for a family, especially a family with equestrian needs and the property has a stable block of four stables, 9.14 acres of land and barns. The accommodation briefly comprises of a sizeable 27' kitchen diner, lounge which can be used in two parts, dining room, utility, downs stairs WC, four double bedrooms, the master offers a modern fitted en-suite shower room and a family bathroom. The property has undergone a program of refurbishment (central heating, bore hole drainage system, stable block, wood burner) and offers bags of room for further development with the potential to convert the barn into further accommodation subject to obtaining the correct consents. The detached stone barn has previously had planning permissions that were granted, now lapsed, for a four bedroom detached dwelling, great for a potential income. Viewings are highly recommended

Contact branch for relevant Energy Performance Certificate
Porch 0m x 0m
Canopy porch open fronted with uPVC double glazed stable style front door.
Sitting Room 4.90m x 3.76m
Double glazed window to the front of the property, original style open fire place with surround and mantel over and exposed wooden flooring.

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warming plate with extractor fan over, stainless steel sink with mixer tap and drainer and a storage cupboard. Triple aspect double glazed uPVC windows and a stable style front door. Enclosed stairwell to first floor.

Landing 0m x 0m

Double glazed uPVC window to the rear.

Bedroom One 3.61m x 3.76m

Outstanding, panoramic views to the front of the property through the double glazed uPVC windows, double room with en-suite off.

En-suite 0m x 0m

Double glazed uPVC window to the front with frosted glass, low level WC, pedestal sink and shower unit with electric shower and tiled flooring and tiled walls.

Bedroom Two 3.66m x 4.12m

Double glazed uPVC window to the rear of the property.

Bedroom Three 4.19m x 3.61m

Double glazed window to the side of the property and beamed ceiling.

Bedroom Four 3.61m x 2.34m

Double glazed uPVC windows to the front of the property with outstanding views.

Bathroom 3.81m x 2.18m

Double glazed uPVC window to the front of the property, a three piece fitted suite consisting of a bath with electric shower over, low level WC and a pedestal sink with tiled walls and exposed wooden floor boards.

Outside 0m x 0m

The property is approached via a private driveway which you can see the the property as you approach, on entering the yard you have the stables and barns. The stables have 4 loose boxes which are extremely sizeable as have been built for shire horses, two stables are foaling boxes with CCTV (optional) and a tack/feed room. There is a stone barn which has expired planning permission for a four bedroom dwelling and a Dutch barn which is currently used for storage. The property is set within 9.14 acres with two fields set behind the.