



Crebane Farm, Denbigh, LL16 5NU

Crebane Farm

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A detached three bedroom home with existing business, sizeable barn with annexe potential, and static caravan, set in approx 1.32 acres

Denbigh 1.2 miles, Rhyl and station 12.4 miles, Wrexham 27.4 miles, Chester 34.1 miles, North Wales Expressway (Jct. 27A) 7.3 miles

Reception hall | Sitting room | Dining room
Conservatory | Kitchen | Utility room | W.C.
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom | Garden
Outbuilding with dog grooming business | Barn
Static caravan | c 1.32 acres | EPC rating F

The property

Crebane is an attractive stone-built family home, sensitively modernised to combine the amenities of modern living with character features including exposed beams and an original inglenook fireplace. The property is set around a private courtyard flanked on two sides by detached stone-built outbuildings, one currently used as a dog grooming business and the other offering real potential for a variety of uses, including conversion to a self-contained annexe or holiday accommodation (STPP).

The property is entered through a glazed side reception hall and comprises: three inter-connecting reception rooms arranged around an inner hallway; a large sitting room with exposed beams and feature fireplace with woodburning stove; a generous dining room with exposed beams, inglenook fireplace with woodburning stove and bread oven and two large inset wine stores; and an extensive conservatory with French doors to the rear terrace. The ground floor accommodation is completed by the kitchen with exposed beams, a range of modern wall and base units, quartz worktops and splashbacks and modern integrated appliances. Adjoining this is a fitted utility room with W.C. The staircase in the inner hall rises to a generous landing which leads to a spacious principal

bedroom with contemporary en-suite shower room with spa shower, two further double bedrooms. and a good-sized family bathroom with spa bath.

Outside

The property can be approached through two separate entrances, giving access to the private courtyard. The first outbuilding, currently configured as a dog grooming business, is a single-storey barn with a reception, grooming room and two store rooms, while the second has three ground floor rooms, one with a Belfast sink, and internal steps to three further rooms. The static caravan, Crebane Bach, has full residential status and has previously generated its own rental income.

The well-maintained garden has an area of level lawn bordered by well-stocked flower and shrub beds and a wide variety of mature trees, a Japanese-inspired gravelled garden with garden pond and small stream with footbridge, seating areas and generous paved and gravelled terraces, ideal for entertaining and al fresco dining. Crebane enjoys far-reaching views over rolling Denbighshire countryside.

Location

The historic market town of Denbigh offers an extensive range of day-to-day amenities including High Street stores and independent shopping, together with cafes, a library and theatre. The town has excellent communication links to main regional centres in both Wales and England with the A55 North Wales Expressway linking to the M53, facilitating daily commuting to the major commercial and industrial centres of the region. Rhyl station offers regular services to Crewe, Chester and central London.

There is a good choice of both state and private education in the area, including Ysgol Glan Clwyd and Denbigh High School, Myddelton College, Ruthin School, Rydal Penrhos, St. David's College and Avalon.





Directions

From Chester, travel towards Wales on the A55 North Wales Expressway and follow this road for 6.4 miles, keeping left at the fork and continuing to follow the A55 for a further 18 miles. At junction 27A take the A525 exit signposted Denbigh then continue onto Chester Street (A525). Stay on this road for 2.6 miles then turn right onto Allt Goch (B5381). Turn immediately left and after 3.2 miles at the roundabout continue straight onto Barkers Well Lane. Continue onto Henllan Place, turn left onto Henllan Street (B5382) and at the roundabout take the 3rd exit onto Pwll-y-Grawys (A543). After 1.3 miles turn right and follow the road round to the left for 0.2 miles, where the driveway to Crebane can be found on the left-hand side.

General

Local Authority: Denbighshire County Council
Services: Mains electricity and water. Centrally heated via underground LPG gas tank. Private drainage.

Crebane Council Tax: Band G

Crebane Bach Council Tax: Band A

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Planning: Prospective purchasers are advised that they should make their own enquiries with Denbighshire County Council.

Chester

Park House, 37 Lower Bridge Street CH1 1RS

01244 354880

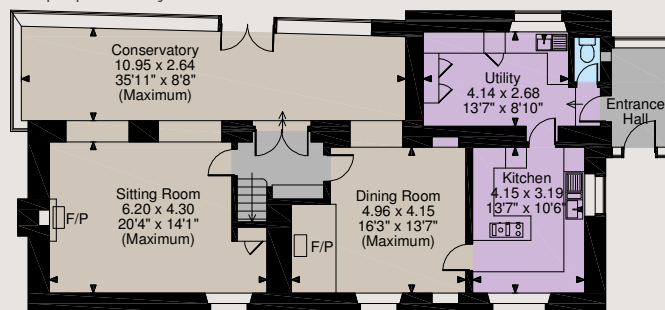
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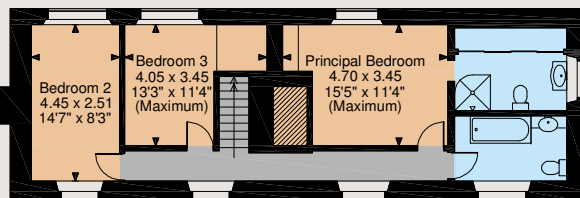
50 offices across England and Scotland, including Prime Central London

Floorplans

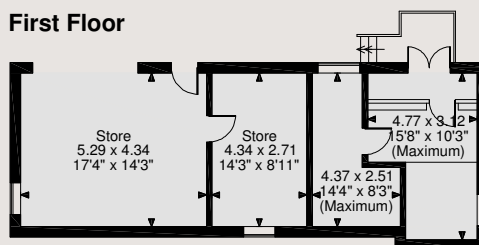
Main House internal area 2,032 sq ft (189 sq m)
 Dog Grooming internal area 620 sq ft (58 sq m)
 Barn internal area 1,643 sq ft (153 sq m)
 For identification purposes only.



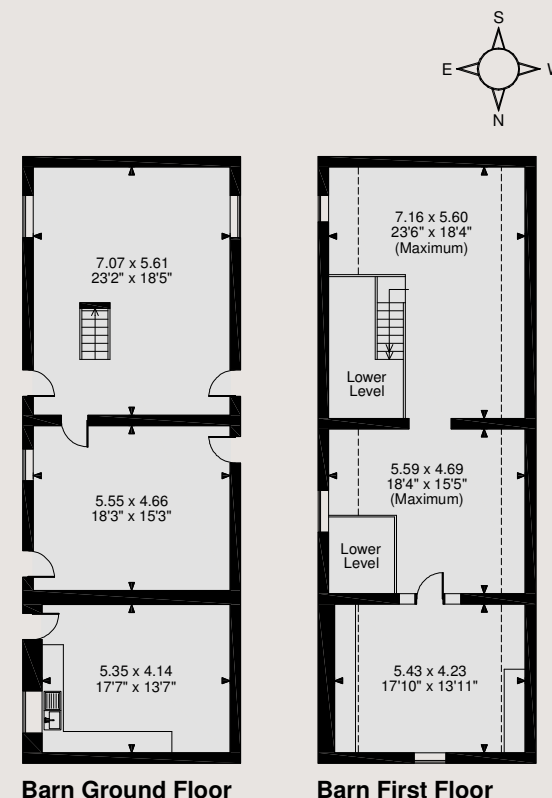
Ground Floor



First Floor



Dog Grooming



Barn Ground Floor

Barn First Floor

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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