



Aberglyniau, Peniel – LL16 4TD
£550,000

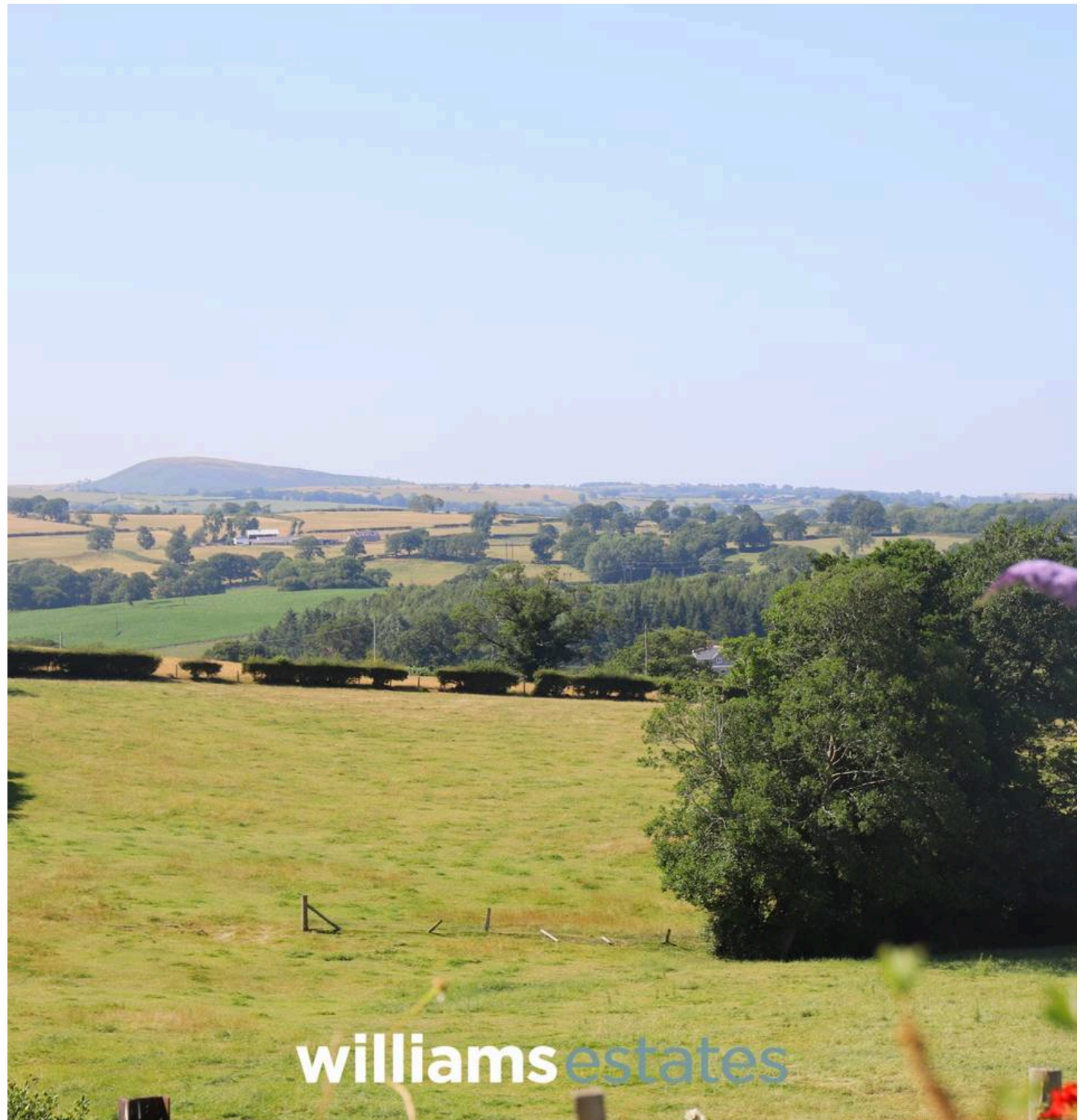
Aberglyniau

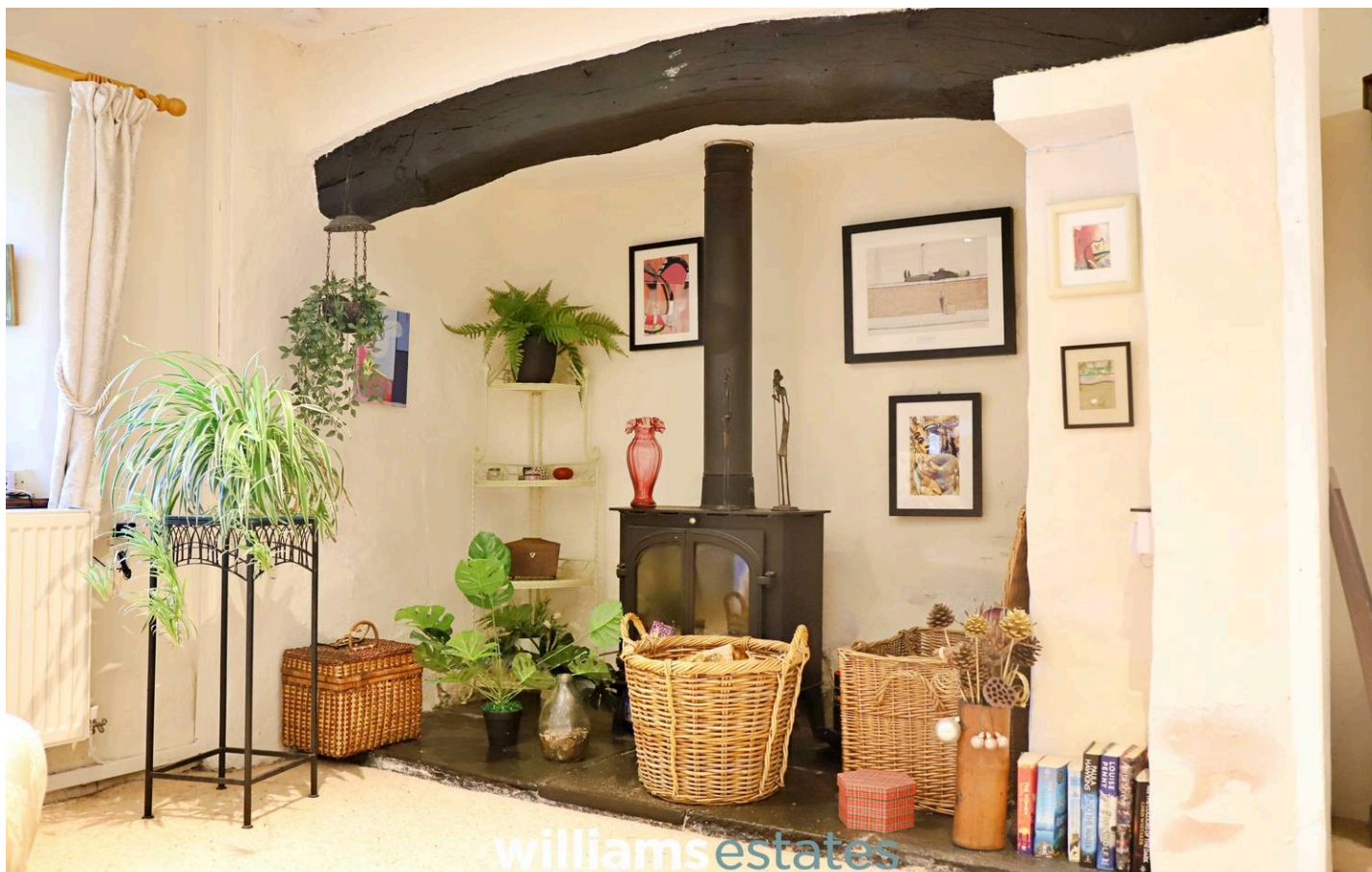
Peniel, Denbigh

This 16th century former farm house is situated in the peaceful rural hamlet of **Peniel (LL16 4TD)**, this charming character property offers a rare opportunity to acquire a beautifully presented **two-bedroom stone cottage** with the added benefit of a **self-contained two-bedroom annexe**, making it ideal for multi-generational living, guest accommodation, holiday letting (subject to any necessary consents), or generating additional income.

Enjoying **far-reaching countryside views**, the property is surrounded by **beautifully landscaped gardens** that provide a wonderful setting for outdoor entertaining, gardening, or simply relaxing while taking in the tranquil surroundings.

The cottage is full of period charm and original character, featuring **thick stone walls**, an impressive **inglenook fireplace**, exposed character features, and a warm, welcoming atmosphere that perfectly complements its rural setting. The combination of traditional craftsmanship and practical living space creates a home that is both distinctive and comfortable.





Entrance Porch

Kitchen / Diner

20' 5" x 10' 6" (6.23m x 3.19m)

Fitted with a range of oak-effect wall and base units complemented by sleek high-gloss work surfaces and a tiled splashback. The kitchen features a stainless steel chimney extractor, ceramic hob, integrated double oven, and a stainless steel sink with a chrome mixer tap. Additional benefits include two central heating radiators, the electric meter cupboard, a combination of tiled and carpeted flooring, and dual-aspect windows to the front and side, providing plenty of natural light. A door leads through to:

Utility Room

7' 10" x 5' 6" (2.39m x 1.68m)

Fitted with a range of oak wall and base units complemented by high-gloss work surfaces. The room also benefits from plumbing for a washing machine, a tiled floor, and a door providing access to the rear garden.

Reception Room

17' 11" x 14' 4" (5.47m x 4.38m)

Featuring a charming log-burning stove set on a slate hearth with an attractive oak beam mantel above, creating a delightful focal point. Further benefits include a central heating radiator, fitted carpet, and a door leading to:

Living Room

13' 11" x 11' 4" (4.24m x 3.45m)

Featuring an inset fireplace with an attractive slate hearth, this room also benefits from a central heating radiator, fitted carpet, and a window overlooking the front elevation.



Bathroom

7' 8" x 5' 3" (2.33m x 1.61m)

Appointed with a contemporary white suite comprising a low-level WC, panelled bath, and vanity unit incorporating an inset wash hand basin with a chrome mixer tap. Further features include a chrome heated towel rail, partially tiled walls, and laminate flooring.

Bedroom One

13' 9" x 11' 5" (4.18m x 3.47m)

A spacious room full of character, featuring a timber-panelled ceiling, partially panelled walls, and an exposed oak beam. Further benefits include a central heating radiator, fitted carpet, and steps leading to:

Bedroom Two

12' 4" x 11' 4" (3.76m x 3.45m)

Enjoying characterful oak beams to the ceiling and a skylight providing natural light, the room also features a central heating radiator and a generous walk-in storage cupboard incorporating the solar meter.

Annexe

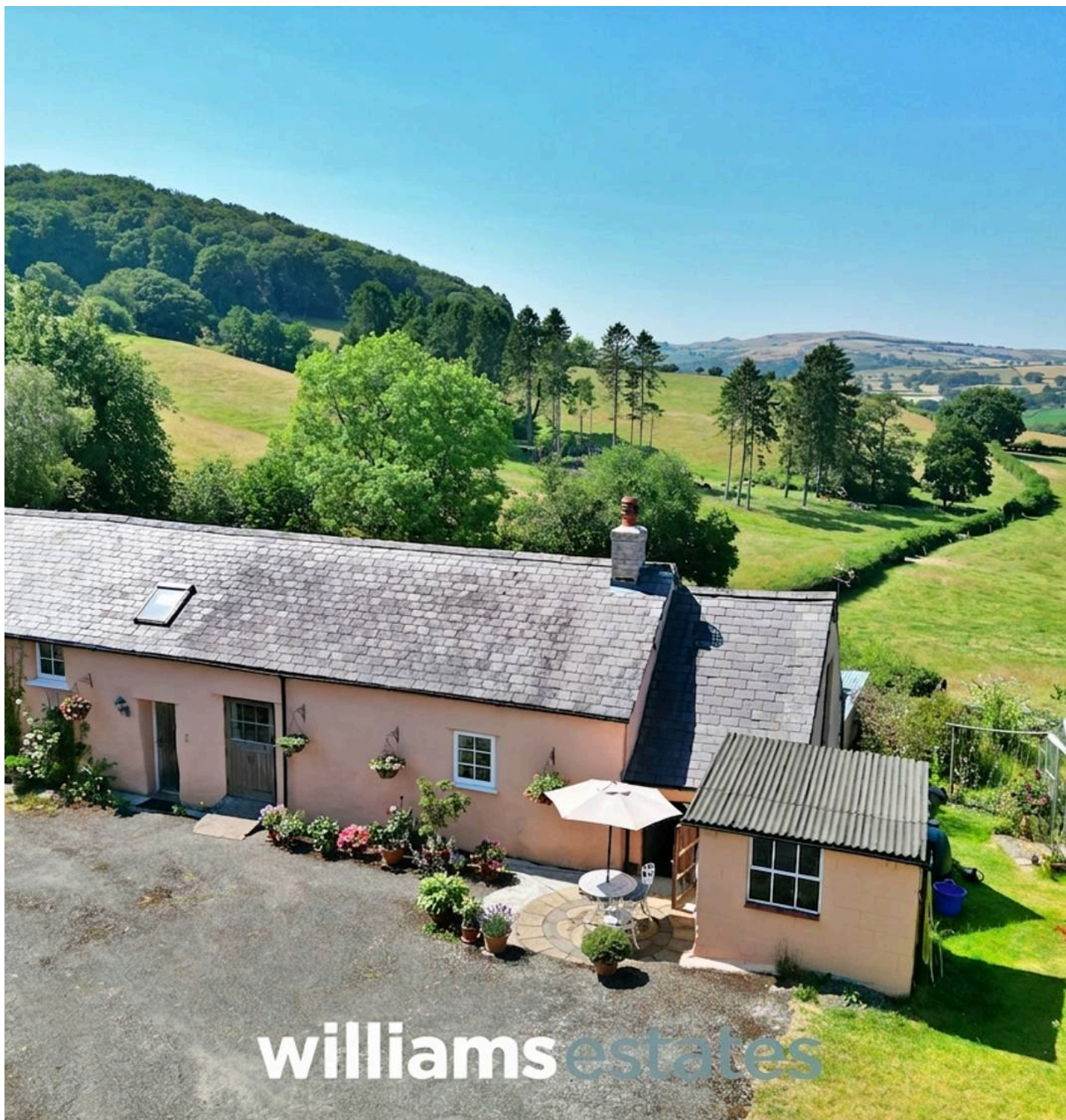
Entrance Hall

Kitchen/Diner

13' 5" x 11' 3" (4.09m x 3.44m)

The kitchen is fitted with a range of timber-effect wall and base units, complemented by butcher's block-style work surfaces and a tiled splashback. Additional features include a wall-mounted central heating radiator, exposed ceiling beams, timber-effect laminate flooring, and stunning far-reaching views across the open countryside.





GARDEN

Bedroom One

13' 5" x 11' 5" (4.09m x 3.47m)

Bedroom Two

14' 0" x 2' 5" (4.27m x 0.74m)

Bathroom

8' 10" x 6' 1" (2.69m x 1.85m)

Appointed with a contemporary white suite comprising a panelled bath with electric shower over, low-level WC and pedestal wash hand basin. Complemented by a wall-mounted heated towel rail, partially tiled walls and laminate flooring. The room is further enhanced by delightful views across the surrounding countryside.

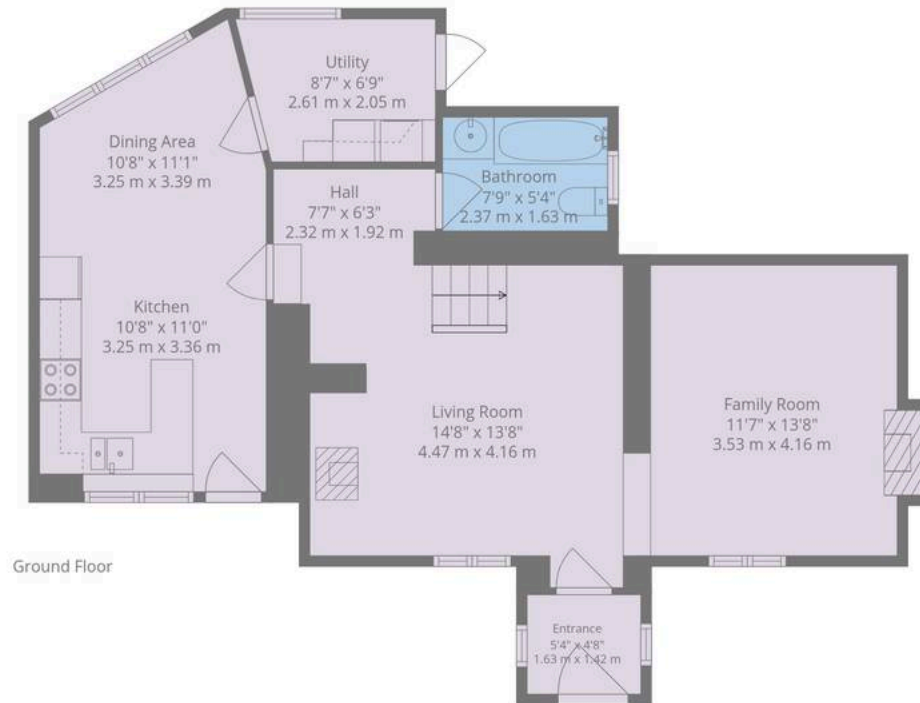
Office

13' 1" x 7' 0" (4.00m x 2.14m)

With oak beamed ceiling, window to side aspect, central heating radiator and carpeted floor.



1st Floor



Ground Floor

Total: 1030 sq. Ft, 96 m2

Ground Floor: 740 sq. Ft, 69 M2, 1st Floor: 290 sq. Ft, 27 m2

Excluded Areas: Utility: 57 sq. Ft, 5 M2, Fireplace: 6 sq. Ft, 1 M2, Low Ceiling: 21 sq. Ft, 2 M2,

Walls: 106 sq. Ft, 10 m2





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