





The Nook, Crown Square, 13 Crown Square - LL16 3AA

£265,000 Freehold

MONOPOLY BUY SELL RENT are pleased to offer for sale this truly unique mixed-use property, set within the historic heart of Denbigh's Market Square, combining a characterful commercial premises with a charming self-contained, two bedroom apartment above. Believed to date back centuries and positioned within one of North Wales' most historic market towns, this fascinating property even sits above a section of a former Roman route, a rare and intriguing feature that reflects Denbigh's long-established past as a centre of trade and settlement. The town itself is famed for landmarks such as Denbigh Castle, a striking 13th-century fortress built by Henry de Lacy following Edward I's conquest of Wales, reinforcing the area's rich heritage and continued appeal.

Commercial Premises

Shop Floor
22' 3" x 19' 3" (6.79m x 5.87m)
The ground floor shop offers an inviting and versatile trading space, with twin glazed doors flanked by large display windows that flood the interior with natural light and provide excellent frontage onto the square. Internally, the space is finished with wooden flooring and features a stylish bar area complete with stainless steel sinks, glass washer and fitted shelving, making it ideally suited for hospitality or retail use. A raised stage area and fitted bench seating enhance the flexibility of the space, while a striking circular staircase leads to the first floor seating area.

First Floor
17' 0" x 14' 6" (5.19m x 4.41m)
The first floor of the commercial space continues the character theme with exposed ceiling beams, sash windows overlooking the square and a decorative brick fireplace, creating an atmospheric setting for customers. Ancillary accommodation includes separate male and female WCs, both fitted with modern conveniences.

WC
4' 3" x 4' 1" (1.29m x 1.25m)
The property benefits from separate male and female WC facilities, both finished with durable vinyl flooring and panelled walls for ease of maintenance. Each is fitted with a low-level toilet, compact hand basin, wall-mounted soap dispenser and paper towel holder, with extractor fans providing ventilation. Practical, clean and well-suited to a commercial environment, supporting a range of business uses.

Basement
15' 0" x 14' 3" (4.57m x 4.34m)
Beneath the shop lies a highly distinctive basement level. The main basement area features tiled flooring, a raised section, feature lighting and access to the cellar. Notably, part of a historic Roman roadway is believed to run beneath the property, offering a rare and compelling talking point. The adjoining cellar provides practical storage space, complete with a traditional Butler sink.

Apartment

Entrance & Utility Area
6' 11" x 19' 2" (2.12m x 5.84m)
Private entrance with carpeted stairs leading to landing. Built-in storage, washer/dryer space, shelving, and boiler. Internal access to commercial area also

Hallway
3' 2" x 7' 1" (0.96m x 2.16m)
Accessed via carpeted stairs, the hallway features wooden flooring and provides access to all principal rooms. A wooden ladder staircase leads up to the mezzanine level, with wooden doors opening to both bedrooms and the bathroom.

Master Bedroom
12' 10" x 12' 6" (3.92m x 3.80m)
A well-proportioned double bedroom featuring wooden flooring, exposed ceiling beams and a radiator, creating a warm and inviting space with plenty of character.

Bedroom 2
12' 0" x 13' 3" (3.66m x 4.04m)
A further double bedroom with wooden flooring and radiator, offering comfortable accommodation ideal for guests or additional occupants.

Bathroom
7' 7" x 6' 3" (2.31m x 1.91m)
A distinctive and well-appointed bathroom fitted with tiled flooring and a clawfoot bath set on a raised platform, creating a striking focal point. A separate shower enclosure with bi-fold door and jet shower system provides additional convenience. The room also includes a toilet, wash hand basin, chrome heated towel rail, wall-mounted heater and obscure glazed window, with extractor fan for ventilation.

Mezzanine Level
15' 7" x 9' 11" (4.75m x 3.02m)
Accessed via a wooden ladder staircase, this useful mezzanine level provides additional storage space within the roof eaves, complete with a small double glazed window for ventilation.

Location & History
Positioned directly on Market Square, Denbigh, one of North Wales' most historic town centres. The square developed alongside Denbigh Castle, founded in the late 13th century following Edward I's conquest of Wales in 1282. By the Tudor period, the square was a thriving hub of trade and civic life, with the nearby Shire Hall (1572) serving as courthouse and market centre. Today, it remains the historic and commercial heart of the town.

Disclaimer
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


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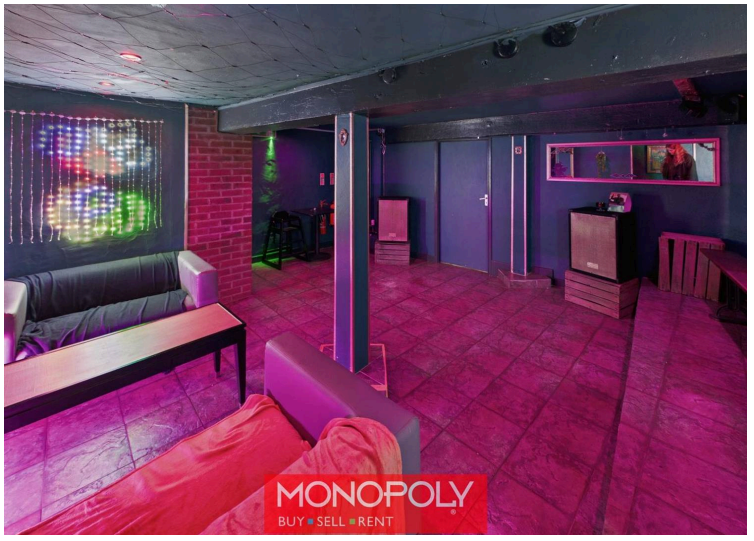

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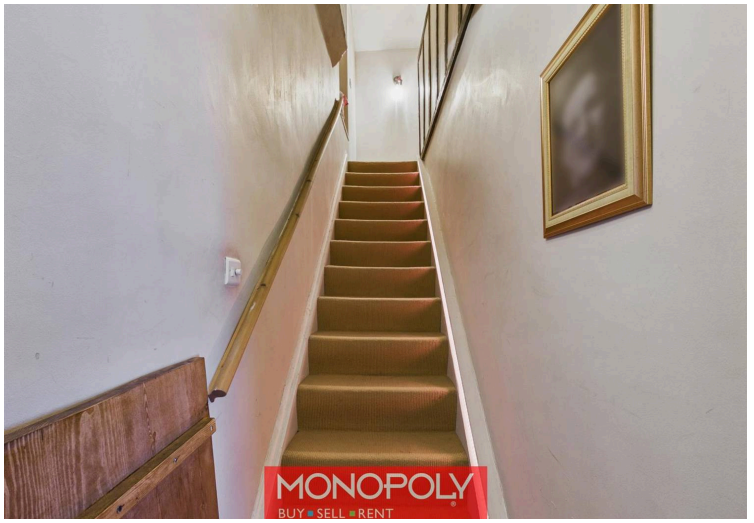

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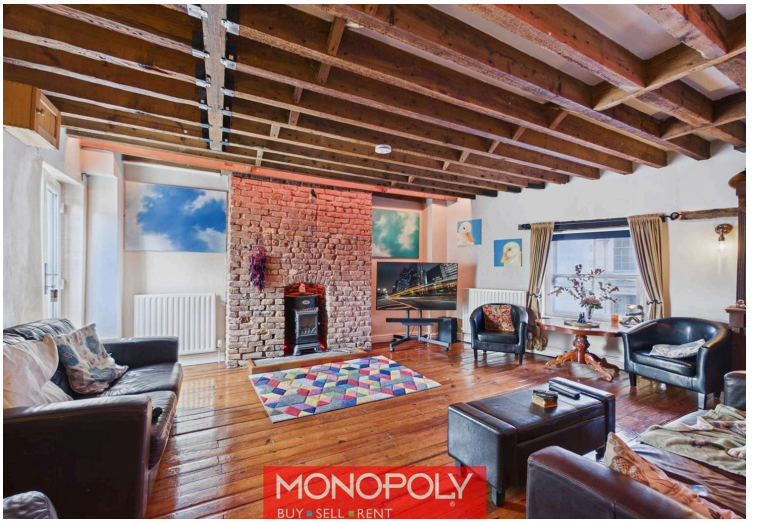

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Floor 4

Approximate total area(1)

13.8 m²

Reduced headroom

13.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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