



A CHARMING, FIVE-BEDROOM, STONE FARMHOUSE EMBRACED BY VERDANT MEADOWS, ANCIENT WOODLANDS, AND TREE-FRINGED HILLS



## WELCOME

Looking out onto lush, patchwork fields and gently rolling hills, this impressive stone farmhouse mingles effortlessly with the soothing, idyllic countryside surrounding the rural village of Llanefydd. The village boasts traditional stone cottages, a medieval church and countless walking trails that meander through wildflower meadows and ancient woodlands. A little further afield are the vibrant market towns of Denbigh and Abergele and convenient access routes for the A55.

Approach Isfryn Cottage from a leafy country lane and pull onto the gated, cobbled driveway, where there's a detached garage and ample space for several vehicles. As you step into the entrance hall, you're greeted with an original stone floor, a winding staircase, and oak doors that lead into the kitchen, sitting room and utility room.







## STONE INGLENOOK FIREPLACE

Turn right into the kitchen, an impressive open-plan space featuring beautiful farmhouse -style units, Belfast sink and exposed beamed ceiling. A stone, inglenook fireplace with chunky oak lintel surrounds a cast iron wood burner, commanding your attention and stirring up images of cosy winter evenings enjoying homecooked dinners with the family. The stone effect flooring and island unit add to its charm and French doors allow natural light to flood the room.







## DISCOVER HIDDEN NOOKS AND CRANNIES

Open the French doors and walk outside onto a private patio area, perfect for sinking into a bubbling hot tub or dining al fresco as you soak up the bucolic views. Wander among the quintessential cottage gardens to discover hidden nooks and crannies shaded by mature shrubs and access to the adjoining paddock.







## COSY AMBIENCE

Retrace your steps back to the entrance hall to the utility room, a handy space for additional storage and concealing the washing machine. Opposite is the spacious sitting room with exposed beams and dual aspect windows. The recessed chimney breast with oak lintel, cast iron gas burner and stone hearth gives the space a cosy ambience where you can unwind in the evenings by the fire. A large oak door leads into a second kitchen, with wall and base units, sink and integrated oven.







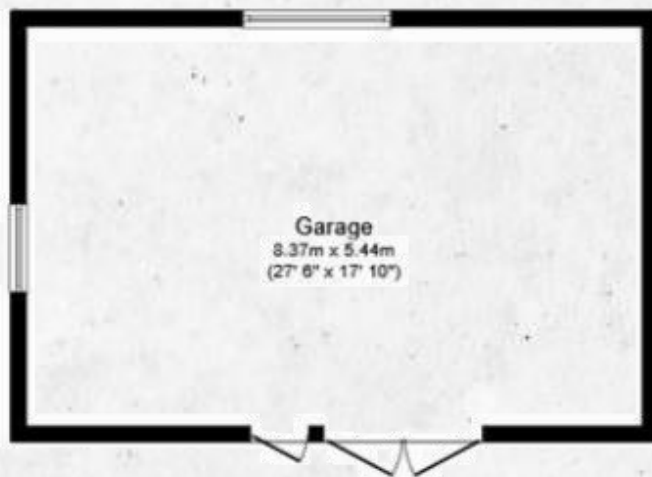
## A TRANQUIL SPACE

Return to the entrance hall and climb the staircase to the first floor. To your left is a family bathroom complete with a large, Jacuzzi style bath, a tranquil space for washing away the stresses of the day.

Across from here you'll find a beautiful inner hallway with oak flooring that leads onto five bedrooms. The Master Bedroom wows you with its exposed wooden flooring, ensuite shower room and picture windows that frame stunning countryside views. A further four bedrooms feature cottage-style windows overlooking the side elevation and a large, family shower room stands at the opposite end of the corridor.











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