



## Maes Y Wern Llandyrnog, Denbighshire, LL16 4EU

**£875,000**

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**EPC - D66**

**Council Tax Band - G**

**Tenure - Freehold**

## SUMMARY

A spacious four bedroomed detached family house standing in approximately 10 acres of flat land and having stables, cottage gardens, an area of woodland and an idyllic rural setting only a short distance from Denbigh and the village of Llandyrnog. The house was built in 1996 under the supervision of the present owners and is approached via a long private driveway.

Constructed with a highly insulating timber frame construction with attractive brick built exterior walls and a slate pitched roof with open attic designed for a possible second floor conversion if required, subject to any necessary permissions being obtained. The house faces South-Southwest and has attractive cottage gardens, a large detached garage, paddocks, stables, hardstanding for numerous vehicles and enjoys open views from each elevation.,The stables area has a tea room and a flush toilet and all the fields have access to mains water.

EPC Rating D66.



### Entrance Hallway

A welcoming entrance hall with radiator, power points and a glazed wooden door.

### Living Room

13'9" x 13'5" (4.20 x 4.10)

A spacious living room offering power points, radiator, wood burning stove with slate hearth, double glazed window looking the side and rear rear elevation and side elevation and french doors opening onto the cottage garden and patio area to the side of the house. There is a large opening between the living room and kitchen which creates a pleasant open plan feel.



### Kitchen with dining area

18'8" x 13'5" (5.70 x 4.10)

Open plan from living room, with power points, radiator, two double glazed windows looking to the rear elevation, wall, drawer and base units with worktop over, stainless steel sink and drainer, induction hob, integrated cooker hood, integrated oven, void for a microwave, void for a fridge freezer, void for a dishwasher and a large walk in larder with ample shelving for storage.



### Study

9'10" x 7'3" (3.00m x 2.21m)

A perfect home office, with radiator, power points and double glazed window to the front.

### Dining Room

15'9" x 13'9" (4.80m x 4.19m)

Two double glazed windows looking to the front elevation and side elevation, power points, radiator and traditional fire place with electric heater.



### Utility Room

10'2" x 6'7" (3.10m x 2.01m)

Power points, radiator, worcester boiler, electrical consumer unit, tiled flooring, plumbing for a washing machine, worktop over, belfast sink and two storage cupboards with ample shelving space.

### Downstairs Cloakroom

6'7" x 4'0" (2.01m x 1.22m)

With window, W/C, radiator and wash basin.

### Boot Room

10'2" x 3'11" (3.10 x 1.20)

Window looking to the rear elevation, power points, ample shelving space with worktops over, tiled flooring and stable door to the rear garden.





### Galleried Landing

A spacious galleried landing with double glazed window overlooking the front of the property, radiator, double glazed, airing cupboard and a hinged loft access hatch with pull down ladder to access to the spacious loft which is described in more detailed below.

### Principal Bedroom with En-suite

16'5" x 10'6" (5.00m x 3.20m)

With radiator, power points, double glazed window looking to the front elevation enjoying countryside views and built-in wardrobes for storage.



### En-Suite

9'2" x 5'11" (2.79m x 1.80m)

With double glazed window looking to the rear elevation, W/C, wash basin, radiator and shower enclosure.

### Bedroom Two

12'9" x 12'6" (3.89m x 3.81m)

Double glazed window looking to the rear elevation enjoying countryside view, radiator, power points and built-in wardrobes for storage.

### Bedroom Three

12'6" x 11'2" (3.81m x 3.40m)

Double glazed window looking to the rear elevation, radiator, power points and built-in wardrobes for storage.



### Bedroom Four/office

11'6" x 9'6" (3.51m x 2.90m)

With radiator, double glazed window looking to the front elevation and built-in wardrobes for storage.

### Bathroom

9'2" x 6'11" (2.79m x 2.11m)

With double glazed window, bath with shower over, w/c, wash basin, vanity unit with cupboard underneath and radiator.



### Loft

A very large loft space which spans the full width of the property and was designed with open attic trusses to make the roof space suitable for conversion into further rooms subject to any permissions being obtained. Presently providing large storage facility. Lighting and power points.

## Outside

The property is approached via a private stone chipped driveway which leads up to a hardstanding area with ample off road parking for several vehicles. The front garden offers lawn with surrounding mature shrubs and fruit trees. The property occupying approx. 10 acres of land.

Adjacent to the stables is a useful tea room with W.C.

## Large Garage

### Stable Block One

Substantial stable block with tack room and ample storage space.

### Stable Block Two

Substantial stable block with tack room and ample storage space.





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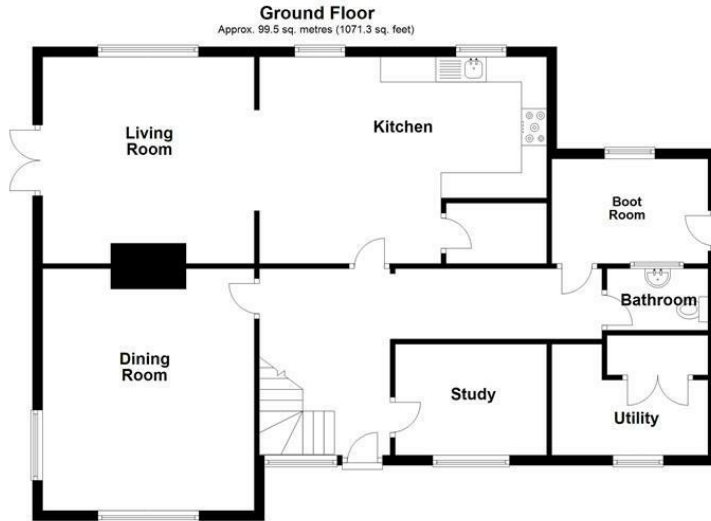
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Total area: approx. 183.1 sq. metres (1971.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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