



**Bryn Almond Ochr Y Bryn, Henllan, LL16
5AT**

£500,000

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EPC - E53 Council Tax Band - E Tenure - Freehold

Ochr Y Bryn, Henllan

4 Bedrooms - House - Detached

A characterful four bedroomed detached stone and slated cottage, standing within large gardens extending to almost 0.4 acre close to the centre of this popular rural village some 2.5 miles from Denbigh. Situated along a 'no through' road. The accommodation comprises of entrance hall, lounge, kitchen/breakfast room, utility, office, snug, downstairs shower room, four bedrooms and bathroom. Extensive gardens to the front and side of the property with several mature trees, garden stores and garage. Viewing is highly recommended. EPC Rating TBC



Accommodation

Oak glazed door with panels either side leading into

Entrance hall

19'1" x 4'4" (5.831 x 1.342)

Tiled throughout, with doors off to all rooms, double radiator, recessed downlights, understairs storage cupboard.

Kitchen / Diner

13'6" x 12'9" (4.121 x 3.898)

Featuring oak worktops complemented by matching base units, a convenient pull-out larder unit, and a classic Belfast sink with stylish mixer taps. The spacious layout allows for a dining table, Rangemaster cooker, paired with a matching extractor fan. Sleek tiled splash backs and flooring and ample wall sockets. Additional features include space for a tall freestanding fridge freezer, under-unit plinth heaters for extra warmth, and recessed down lights. A uPVC double-glazed window to the front elevation and uPVC French doors to the side invite natural light and seamless indoor-outdoor living.

Office

8'7" x 5'5" (2.637 x 1.671)

Providing a roof window, uPVC double glazed window to the front elevation and a double radiator.

Utility Room

6'11" x 8'6" (2.116 x 2.614)

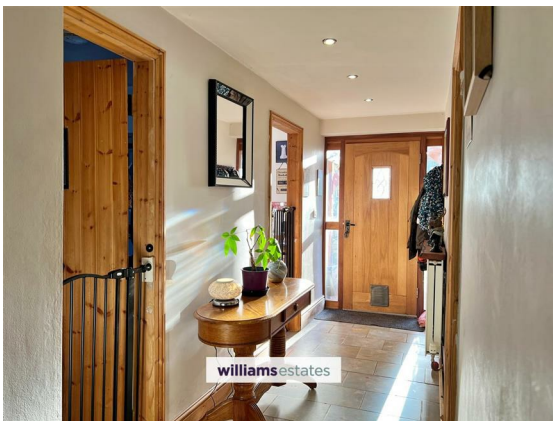
Boasting oak worktops and seamlessly extending tiled flooring, this space includes a Worcester oil boiler and dedicated provisions for a washing machine and tumble dryer. A stainless steel sink with mixer taps, and a uPVC double-glazed window to the side elevation and a roof window.

Living Room

14'10" x 14'10" (4.527 x 4.532)

Featuring oak flooring, this spacious living room is filled with natural light from uPVC double-glazed windows to the rear and side elevations. A recessed fireplace with a log-burning stove is complemented by a feature beam, exposed stone, and brickwork, adding character. Exposed timber beams, while a staircase leads to the first floor. Additional highlights include a double radiator and French doors opening to the rear, seamlessly connecting indoor and outdoor spaces.

Access leads into:



Snug

10'3" x 11'0" (3.134 x 3.361)

Featuring oak flooring, this cozy sitting room—currently used as a playroom—recessed fireplace showcasing exposed stone and brick and a uPVC double-glazed window to the rear elevation

Landing

Bedroom One

14'10" x 12'1" (4.534 x 3.688)

Large double bedroom with two uPVC double glazed windows to the rear and side elevation, recessed fireplace, fitted wardrobes and a double radiator.

Bedroom Two

12'9" x 11'4" (3.911 x 3.456)

Double bedroom with a uPVC double glazed window to the side elevation, ample wall sockets and a double radiator.

Bedroom Three

12'10" x 11'10" (3.916 x 3.620)

Double bedroom with a uPVC double glazed window to the side elevation and a double radiator

Bedroom Four

8'3" x 11'0" (2.520 x 3.357)

Exposed wooden flooring, double bedroom with a uPVC double glazed window overlooking the rear garden and a double radiator.

Bathroom

6'1" x 7'8" (1.877 x 2.353)

Providing a low flush W.C., vanity wash basin, bath tub, half tiled walls, extractor fan, radiator and a obscure glazed window to the side elevation.

Downstairs Shower Room

1.149 (0.30m.45.42m)

Tiled flooring, half tiled walls, fully tiled around shower area, low flush W.C., vanity wash basin, extractor fan and a chrome heated towel rail.

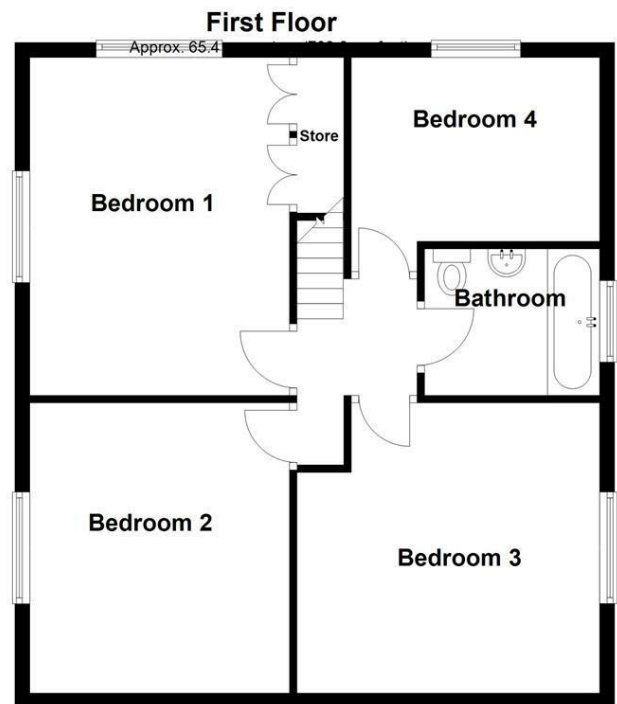
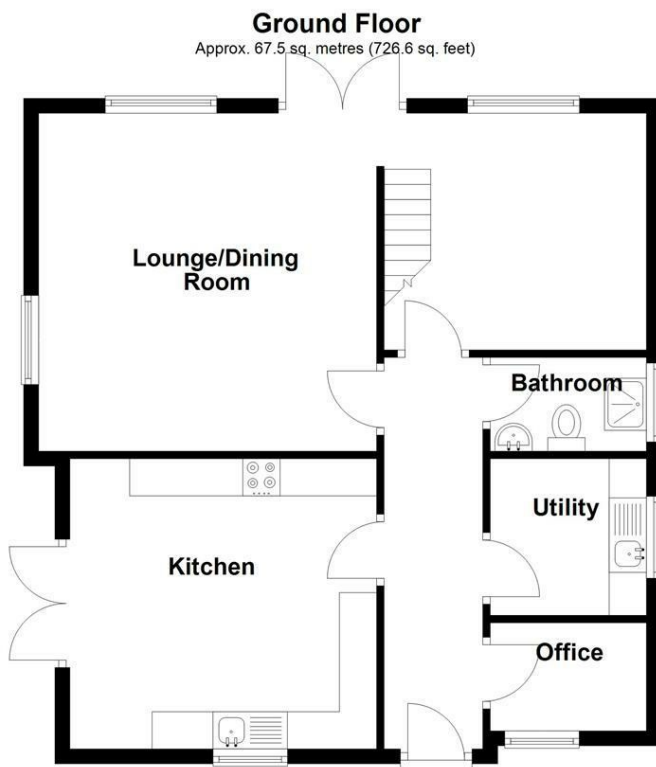
Outside

The front garden offers a well-maintained lawn area, with a mix of stone walls and mature planting. A driveway leads up to a wooden gate, providing access to the grounds. The front garden features a gently sloping lawn, bordered by a combination of stone walls and well-established shrubs. The outbuildings, currently used for storage, add further potential for development, whether for additional parking or a variety of other uses. The rear garden is a spacious and beautifully landscaped, ideal for outdoor activities and relaxation. Stone walls and neatly trimmed hedges define the boundaries ensuring privacy. A patio area adjacent to the house serves as an ideal spot for outdoor seating and entertaining. The garden features multiple levels, with natural stone edging complementing the traditional aesthetic of the property.

Directions

From our Williams Estates Denbigh office, proceed towards Lenton Pool, take the second exit onto Henllan Street and continue towards Henllan for 2 miles, as you enter the village, take the second turning on your left onto Ochr Y Bryn, and the property will be found on your left half way up.





Total area: approx. 132.9 sq. metres (1430.1 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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