



Isfryn Cottage Llanefydd, Denbigh, Conwy, LL16 5DY

£475,000

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EPC - E51

Council Tax Band - F Tenure - Freehold

SUMMARY

No Onward Chain! A charming and spacious five-bedroom stone-built farmhouse, complete with an adjoining paddock, set in an idyllic location in the sought-after rural village of Llanefydd. The property offers breathtaking countryside views of rolling hills and expansive fields. Conveniently positioned between Denbigh, Abergele, and St. Asaph, the village of Cefn, with its primary school, is nearby, and St. Asaph, just a ten-minute drive away, provides easy access to the A55.

The ground floor accommodation includes an entrance hall, a spacious lounge, a family-sized living kitchen, a utility room, W.C, and a second kitchen. Upstairs, you'll find five well-proportioned bedrooms, with the master benefiting from an en-suite. The property is set within a generous landscaped garden, complete with an adjoining paddock, a driveway offering ample parking, and a garage. We highly recommend viewing this property. EPC Rating: E51.



Accommodation

Door and double glazed window to the front elevation, leads into:

Entrance Hall

A spiraled balustrade staircase leads to the first floor, complemented by a built-in cloak cupboard that houses the boiler. Additional accommodation is accessible from this space.

Kitchen/Dining/Living Room

29'6" x 16'7" (9m x 5.08m)

An open-plan kitchen, dining, and living area featuring a selection of farmhouse-style wall and base units with granite work surfaces. It includes a Belfast sink, a breakfast bar with storage cupboards and drawers underneath, a range cooker, and an integrated fridge-freezer. The focal point is a charming exposed stone inglenook fireplace, housing a cast iron burner on a slate hearth, with a timber beam overhead. The room boasts stone slab flooring, exposed ceiling timbers, and strategically placed wall lights. Two radiators, while double-glazed windows to the side elevations and French doors to the front bring in natural light.

Lounge

14'7" x 16'4" (4.45m x 5m)

Double-glazed windows to the side elevations and a stable door to the side enhance the space. A recessed chimney breast showcases a cast iron wood burner set on a stone hearth, with a charming timber beam overhead. The room is complemented by exposed ceiling timbers, wall lights, and a radiator.

Cloakroom

Fitted with a two piece cloakroom suite comprising wash hand basin and WC.

Utility Room

6'11" x 6'3" (2.13m x 1.93m)

Offering a range of wall and base units with work surfaces over, stainless steel sink, plumbing for washing machine, radiator and power points.

Second Kitchen

11'8" x 11'1" (3.56m x 3.4m)

A useful second kitchen with a range of wall, drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, electric hob with extractor hood, integrated oven, plumbing for washing machine, power points and radiator.

Inner Hall

Second staircase to the first floor.





Landing

A galleryed-style landing featuring a striking stained glass window and a roof light that floods the space with natural light. The area boasts exposed timber flooring, a built-in cupboard for added storage, and a radiator.

Bedroom One

16'4" x 14'2" (4.98m x 4.32m)

Double glazed windows with far reaching views over surrounding countryside. Exposed timber flooring and two radiators. Door to en-suite.

En-suite

Fitted with a three piece shower room suite comprising shower enclosure, pedestal wash hand basin and WC. Exposed timber flooring.

Bedroom Two

14'7" x 8'0" (4.45m x 2.44m)

Double glazed window to the side elevation, radiator and power points.

Bedroom Three

12'4" x 8'7" (3.78m x 2.64m)

A double-glazed window to the side elevation, complemented by a radiator and power points

Bedroom Four

12'5" x 11'8" (3.8m x 3.56m)

Double glazed window to the side elevation. Radiator and power points.

Bedroom Five

12'4" x 6'9" (3.78m x 2.08m)

Double glazed window to the side elevation. Loft access and radiator.

Shower Room

10'7" x 7'10" (3.23m x 2.41m)

Equipped with a three-piece shower room suite, including a double shower enclosure, a pedestal wash hand basin, and WC. The space features exposed timber flooring and a radiator.

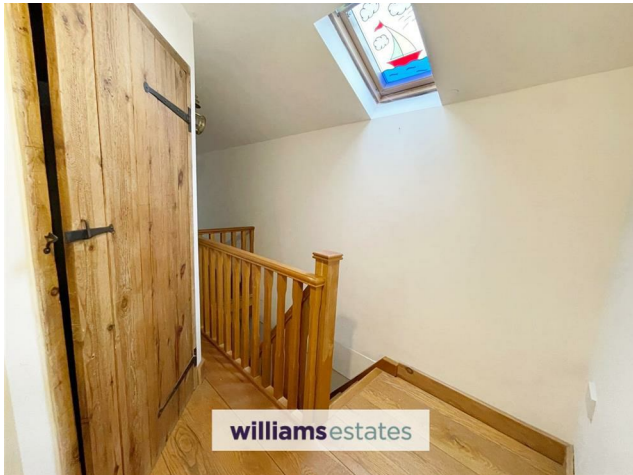
Bathroom

A double-glazed window to the side elevation lets in natural light. The bathroom is fitted with a three-piece suite, featuring a 'Jacuzzi' style bath with mixer tap and shower attachment, along with sleek vanity furniture, a wash hand basin, and WC. The space is partially tiled, and a heated towel radiator.

Garage

27'5" x 17'10" (8.38m x 5.44m)

Up and over door to the front, power and light.

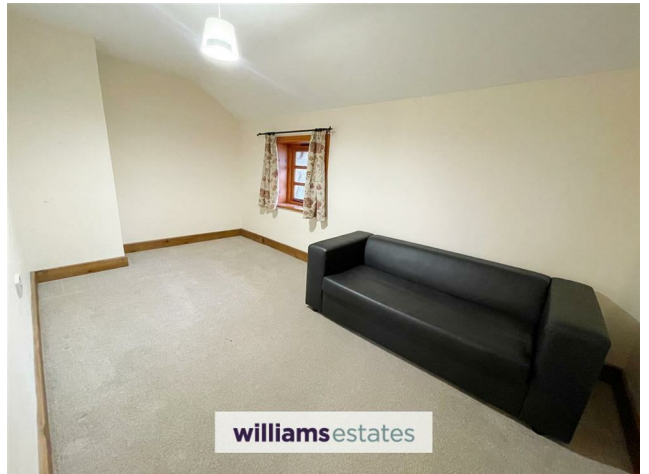
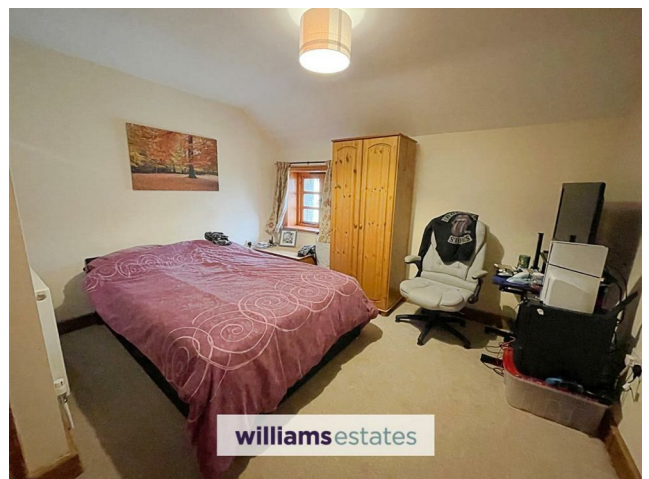


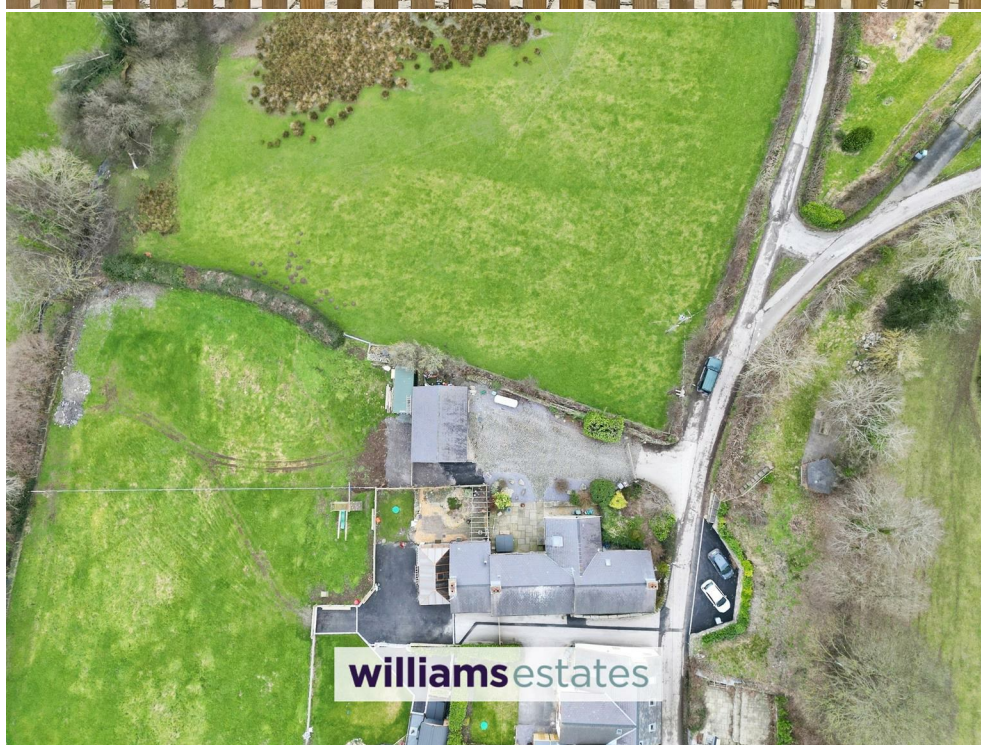
Outside

The property is set within a generously sized, landscaped garden, complemented by an adjoining paddock. To the side, a spacious driveway offers ample parking and turning space. The charming cottage-style gardens feature a combination of paved areas and gravel, planted shrubs. Gated access leads to the paddock.

Directions

From our Denbigh office at Crown Lane, LL16 3AA, turn right onto High Street (A543) and continue for 0.2 miles. At the roundabout, take the 2nd exit onto Henllan Street (B5382) and continue for 2.3 miles. Turn right onto Church Street (B5428) and after 46 feet, turn left to stay on Church Street. After 322 feet, turn left, then continue for 0.4 miles. Turn left again and continue for 2.8 miles, following the signs to Llanefydd. After 0.1 miles, turn right and continue for 0.3 miles. Turn left, proceed for 0.4 miles, and turn right. The property will be on the right side.







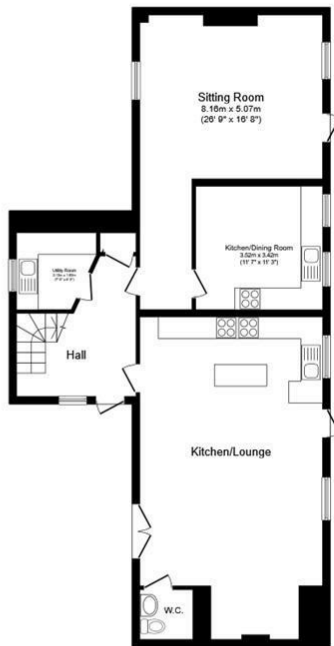
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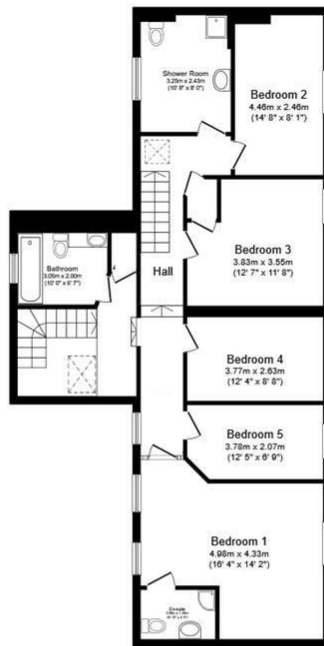


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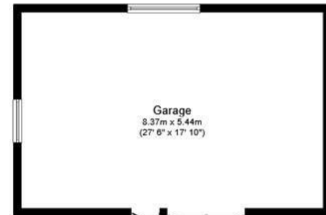
Ground Floor

Floor area 103.1 m² (1,110 sq.ft.)



First Floor

Floor area 103.1 m² (1,110 sq.ft.)



Garage

Floor area 45.5 m² (490 sq.ft.)

TOTAL: 251.7 m² (2,710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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