



Bryn Dyffryn Trefnant, LL16 5UG

£695,000

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EPC - G18

Council Tax Band - H Tenure - Freehold

SUMMARY

This distinctive detached family home enjoys a semi-rural position on the edge of the sought-after village of Trefnant, ideally situated between the historic city of St Asaph and the former market town of Denbigh. Set against a backdrop of open countryside with far-reaching views over the picturesque Vale of Clwyd, the property offers both charm and tranquillity.

Trefnant itself features a range of local amenities including a convenience store with post office, a traditional village inn, and a small primary school. More extensive shopping, educational, and leisure facilities are available in both St Asaph and Denbigh, each approximately three miles away. The A55 expressway, accessible at St Asaph, provides convenient road links across North Wales and towards Chester, the Wirral, and Liverpool.

Believed to date from the mid-19th century, this elegant double-fronted brick residence spans three floors and exudes period character, with original sash windows, pitch pine doors and staircase, and well-preserved architectural features throughout. The top floor offers a spacious games room alongside additional bedroom accommodation, making it ideal for growing families.

The property has been well maintained and benefits from oil-fired central heating. Outside, a range of useful outbuildings—including two garages, workshops, and stores.

Rarely do properties of such individuality and historical charm come to market. Prominently positioned within the heart of the Vale of Clwyd, this unique home is perfectly suited to the discerning family buyer seeking space, character, and a scenic village setting.



Accommodation

Upvc double doors lead into:

Entrance Vestibule

6'0" x 5'5" (1.83m x 1.65m)

A welcoming front porch that features beautifully preserved original tiled flooring.

Reception Hall

16'2" x 9'8" (4.93m x 2.95m)

Featuring elegant tiled flooring, half-panelled staircase with a charming balustrade, under-stairs storage cupboard, power points and accommodation off.

Dining Room

15'2" x 15'1" (4.62m x 4.60m)

Central feature fireplace with a log burner set on a charming stone hearth. A classic coved ceiling, a generous bay window to the front elevation giving natural light, creating an inviting setting for both everyday dining and occasions.

Reception Room

13'7" x 13'7" (4.14m x 4.14m)

This charming sitting room features a feature fireplace with an inset fire. Nestled into the alcove is a built-in cupboard, offering practical storage. Radiator, power points and a double-glazed sash window to the rear.

Cloakroom

7'6" x 4'11" (2.29m x 1.50m)

A generously sized cloakroom featuring a low flush W.C. and a stylish wall-mounted basin, complemented by half panelled walls that add a touch of character. A double-glazed sash window to the rear provides natural light.

Open Plan Kitchen/Dining/Living

Kitchen

18'10" x 13'3" (5.74m x 4.04m)

This stunning open plan kitchen is finished to an exceptional standard, the space features shaker-style cabinetry in a soft, neutral tone, complemented by sleek quartz worktops and a striking central island with breakfast bar seating—ideal for casual dining and socialising. Integrated appliances; dishwasher, double ovens, a stylish ceramic Belfast sink, fridge freezer, induction hob with extractor above.

Two large double-glazed sash windows flood the room with natural light, enhancing the bright and airy ambiance. Beautiful oak flooring flows throughout, adding warmth and character to this contemporary heart of the home. Pendant lighting over the island and recessed ceiling spotlights complete this highly desirable space.

Lounge

15'8" x 14'4" (4.78m x 4.37m)

The lounge seamlessly flows into the adjoining kitchen. A generous bay window to the front, a feature fireplace with a charming log burner, creating a warm and welcoming focal point.

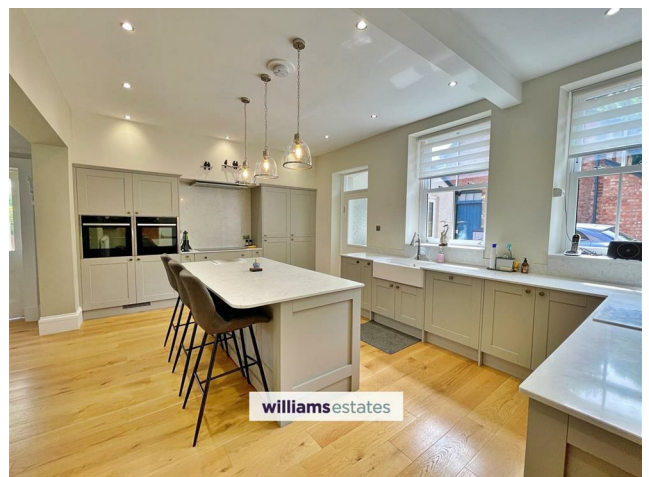
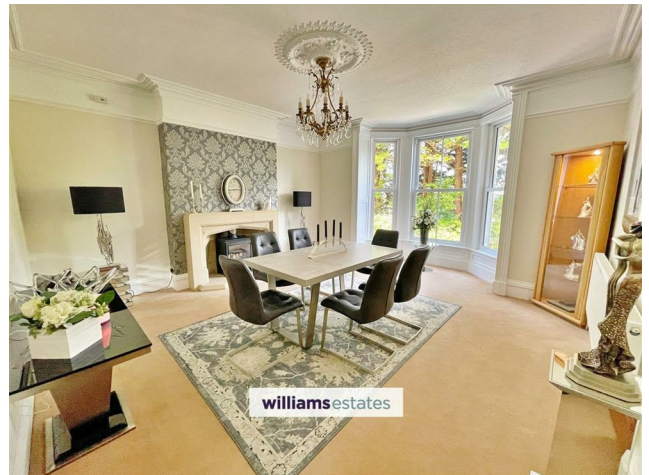
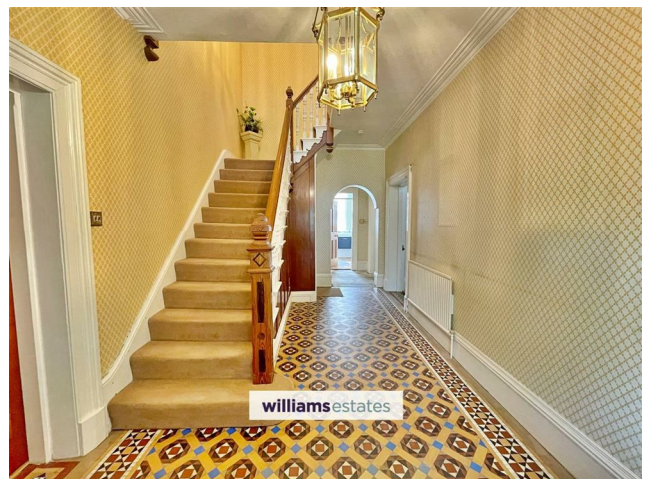
Utility Room

15'11" x 4'2" (4.85m x 1.27m)

This well-designed utility room offers a practical and efficient space, complete with fitted units and work surfaces.

It features plumbing for both a washing machine and dryer, ensuring everyday convenience, while an inset sink with mixer tap provides added functionality.

A rear-facing window allows natural light, as well as a sky light.





Conservatory

14'7" x 11'8" (4.45m x 3.56m)

With double glazed windows around, brick built dwarf walls, power points, radiator and double doors lead out to the rear garden.

First Floor Landing

18'1" x 9'2" (5.51m x 2.79m)

With characterful features, a front-facing window allows, airing cupboard, power points, radiator and accommodation off.

Master Bedroom

16'4" x 14'1" (4.98m x 4.29m)

A fabulous size master bedroom with bay window to the front, further window to the side, radiator, power points, characterful high ceilings.

Access into the:

Master En-Suite

13'3" x 7'11" (4.04m x 2.41m)

This beautifully appointed shower room combines modern amenities with classic charm. Featuring a large walk-in glass shower with stylish marble-effect tiling, the space is both practical and luxurious. Twin basins with panelled cabinetry offer ample storage, wall-mounted chrome fittings and a tall column radiator.

Double glazed sash window to the rear.

Bedroom Two

15'3" x 15'2" (4.65m x 4.62m)

Feature coved ceiling, radiator, power points and bay window to the front with double glazing.

Bedroom Three

15'8" x 13'10" (4.78m x 4.22m)

Double glazed sash window to the rear, radiator, power points and built-in storage cupboard.

Family Bathroom

10'6" x 7'7" (3.20m x 2.31m)

This delightful bathroom features a freestanding roll-top bathtub with claw feet. A modern, curved glass shower enclosure with tiling, half panelled walls, a traditional-style sink, low flush W.C and dual aspect double glazed sash windows to the rear.

Second Floor Landing

Loft access hatch and further accommodation off.

Bedroom Four

15'2" x 14'5" (4.62m x 4.39m)

With radiator, power points, window to the side elevation and under eaves storage.

Bedroom Five

15'3" x 11'7" (4.65m x 3.53m)

With radiator, power points, window to the side and rear elevation and under eaves storage.

Games Room / Bedroom Six

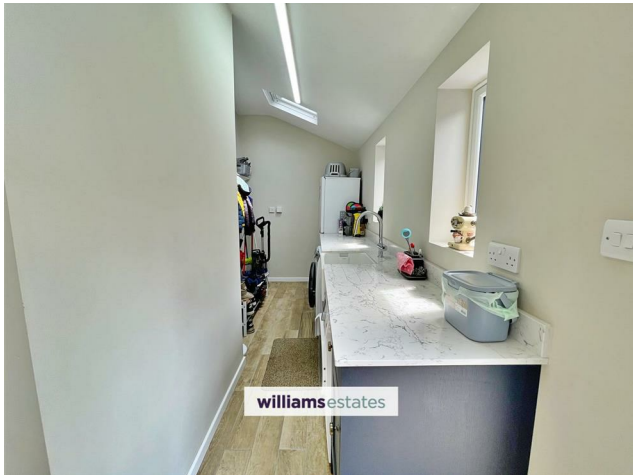
25'9" x 13'11" (7.85m x 4.24m)

With radiator, power points, window to the side and rear elevation and under eaves storage.

Store/Study

10'0" x 9'3" (3.05m x 2.82m)

A very useful storage room with power points and further cupboard.



Bathroom

10'5" x 7'1" (3.18m x 2.16m)

Low flush W.C, pedestal basin, panelled bath and part tiled walls.

Annex

Located within the grounds of the main residence, the property benefits from a detached annex currently arranged as a series of storage rooms. While presently used for practical purposes, the annex offers excellent scope for conversion—subject to the necessary planning permissions.

Log Room

18'10" x 14'8" (5.74m x 4.47m)

Store Room

14'0" x 14'0" (4.27m x 4.27m)

Door into

2 separate other rooms with potential to be bedroom bathroom

Upstairs Storeroom

18'7" x 11'3" (5.66m x 3.43m)

Annex.

Upstairs

18.7 x 11.3

Outside

A long, sweeping gravel driveway—accessed via electrically operated wrought iron gates set between stone boundary walls—leads to a spacious gravel parking area at the front of the property. The gravel surface continues to the rear, providing access to garaging and ample parking for multiple vehicles.

The front gardens are beautifully screened by mature trees and tall conifer hedging, offering privacy. The grounds are attractively landscaped, featuring well-established lawns, vibrant herbaceous borders, and stone slab pathways.

Additional highlights include greenhouses, a large stone patio ideal for alfresco dining, a productive vegetable garden, composting area, and potential for caged fruit bushes. In total, the gardens extend to just over half an acre, offering a delightful blend of seclusion, character, and functionality.

Outbuildings

including: boiler room, oil storage tank room and W.C

Cellar

15'8" x 13'11" (4.78m x 4.24m)

With power, light and drain hole.

Garage

16'3" x 13'1" (4.95m x 3.99m)

With up and over door, power and light and useful upper floor storage.

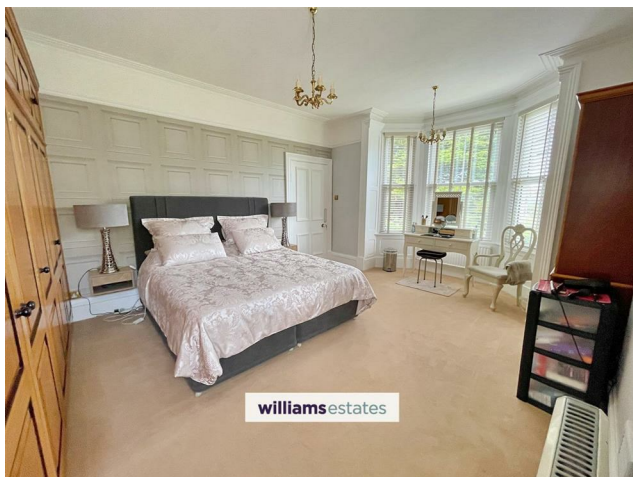
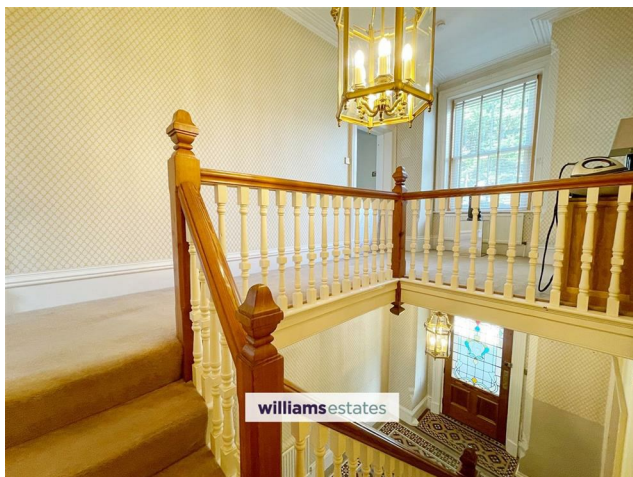
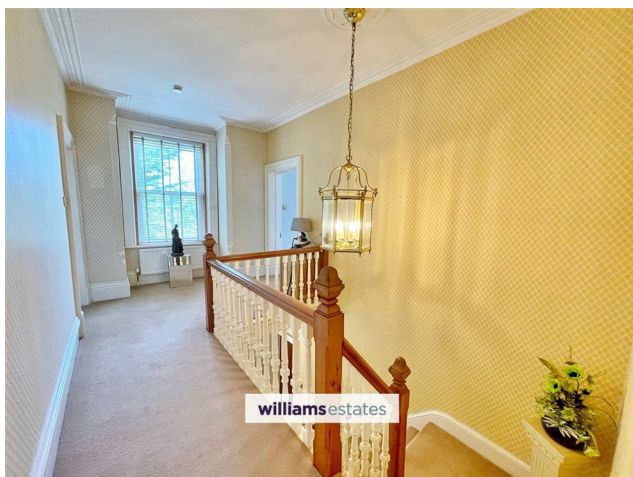
Second Garage

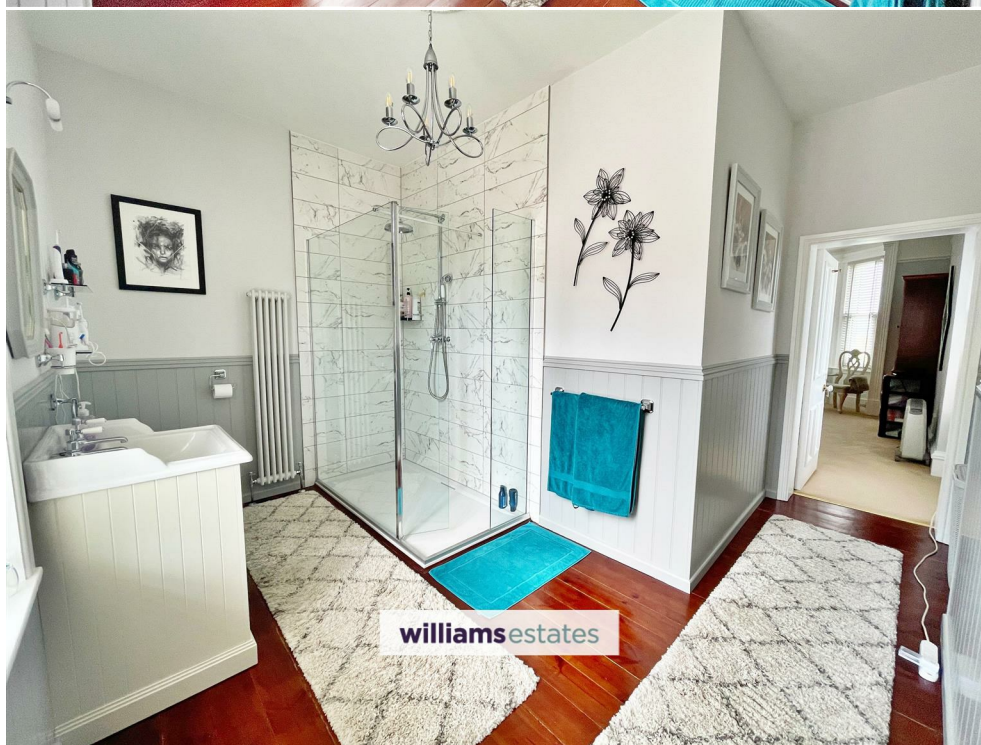
18'3" x 18'0" (5.56m x 5.49m)

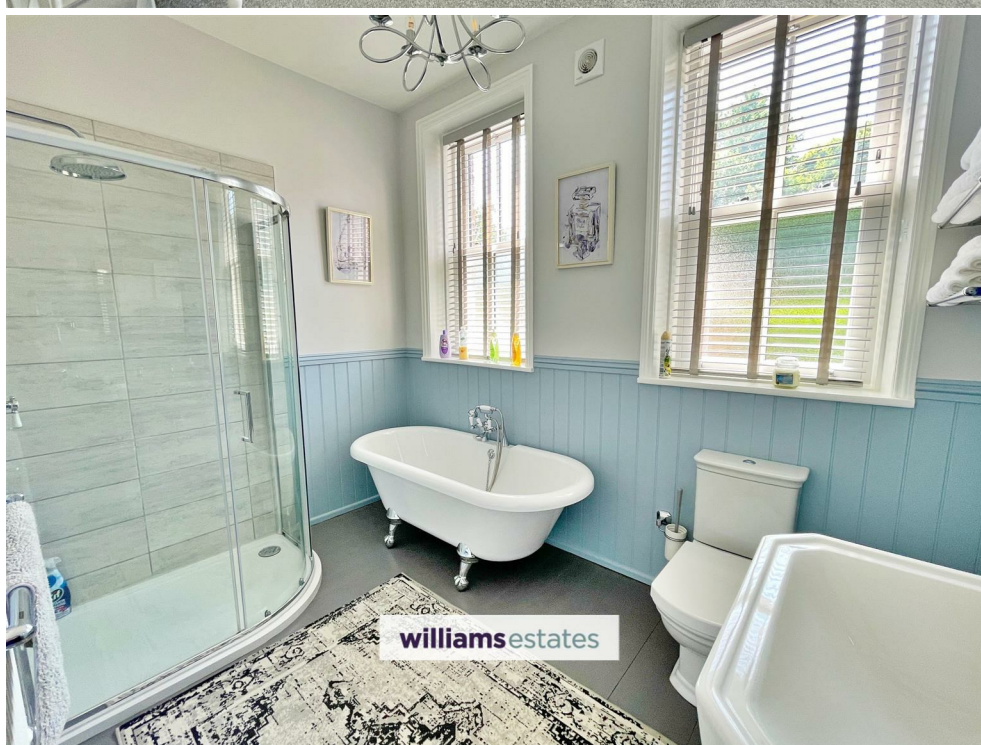
With adjoining storage and workshop area, hayloft above, up and over door, power and light, all of which can easily be converted back to stabling.

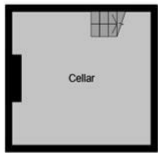
Directions

From the centre of St Asaph proceed from the cathedral on the Upper Denbigh Road to Trefnant. At Trefnant continue across the traffic lights and the property can be seen on the right hand side.









Cellar



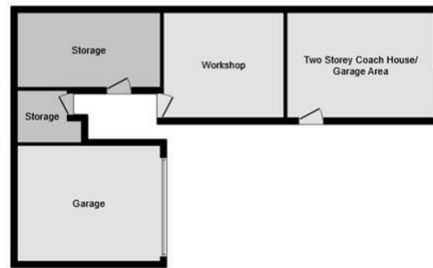
Ground Floor



First Floor



Second Floor




Outbuilding

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	85
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

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