

williams estates



Foel Uchaf Bylchau, LL16 5SL

£650,000

 5  2  3  E

EPC - E48

Council Tax Band - E Tenure - Freehold

SUMMARY

Nestled in the heart of the countryside, this delightful five-bedroom detached stone cottage offers spacious and versatile living in a peaceful rural location. Ideal for families or those seeking a quieter lifestyle, the property combines character charm with modern comforts.

Upon entering, you are welcomed by a generous entrance dining hall, well-appointed kitchen, lounge, inner hallway leads to a formal dining room and a further sitting room, ideal as a snug or home office. A utility room adds valuable practicality to the ground floor.

Upstairs, the property boasts five well-proportioned bedrooms, family bathroom and an additional shower room.

To the outside, an array of outbuildings with potential for conversion, stunning countryside views around, approx 3/4 an acre paddock.

Set in a picturesque rural position, the cottage enjoys open views and a sense of privacy, while still being within reach of local amenities and transport links.

Viewing is highly recommended to fully appreciate all that this charming home has to offer. EPC Rating TBC.



Accommodation

Upvc double doors lead into:

Entrance Dining Hall

9'10" x 9'3" (3.00m x 2.82m)

A functional dining space with bespoke built-in units and integrated book shelving, slate-effect tiled flooring, power points and radiator.

Kitchen

17'5" x 9'9" (5.31m x 2.97m)

This beautifully presented kitchen blends rustic charm with practical functionality. At its heart is a 2-ring wood-burning stove set on a slate hearth, adding warmth and character, alongside a Range Master 5-ring oven. White sink with bowl and half drainer, complemented by oak worktops and a tasteful tiled splashback. Slate-effect tiled flooring, half-panelled walls, ample base and drawer units, space for a fridge freezer, plumbing for a washing machine, multiple power points, and a Worcester oil-fired boiler. Window to the front elevation.

Lounge

15'6" x 12'9" (4.72m x 3.89m)

A cozy lounge with inglenook fireplace with stone-effect surround and slate hearth, housing a log-burning stove. The room boasts half-panelled walls and a feature beamed ceiling, adding to its rustic charm. Slate-effect tiled flooring complements the traditional style while offering practical durability. Additional features include a radiator, power points, a hardwood door leading to the rear, and a rear-facing window that brings in natural light.

Hallway

13'1" x 8'7" (3.99m x 2.62m)

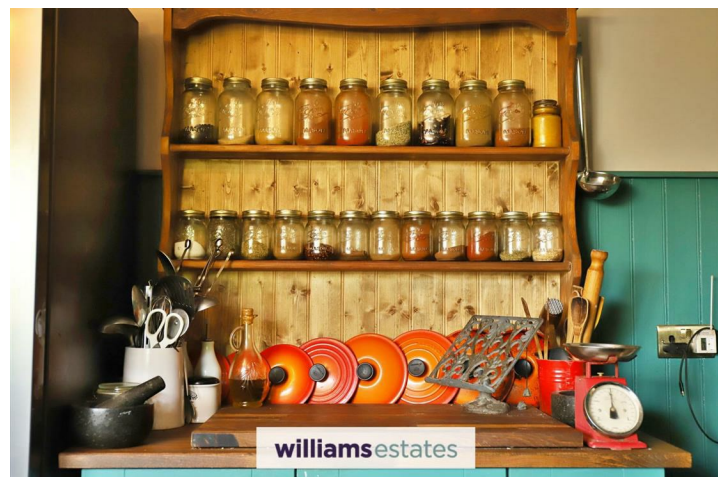
Features stairs off, slate-effect flooring, feature beamed ceiling adds a touch of rustic charm and character, half-panelled walls, radiator, power points and window to the rear elevation.

Reception/ Dining Room

20'6" x 13'4" (6.25m x 4.06m)

(23'9" maximum width)

An open plan dining room with sitting room off. Featuring an open fireplace with slate hearth, the room is finished with tiled flooring and benefits from inset spotlighting, radiators, and ample power points. A storage cupboard adds practicality, while uPVC French doors to the rear and PVC sliding doors to the side provide easy access to the outside. Stairs lead off the room, showcasing a charming feature of exposed stone walling, adding character.





Utility Room

11'0" x 8'0" (3.35m x 2.44m)

A well-appointed space featuring a range of drawer and base units with stylish wood worktops. The tiled flooring continues seamlessly from the adjoining room, complementing the matte black sink with mixer tap. There is space allocated for a fridge, along with a practical tiled splashback. Additional features include inset spotlighting, power points, a modern composite door to the front, and a uPVC window providing natural light.

Landing

With half panelled walls, radiator, power points and window to the front.

Bedroom One

13'10" x 12'11" (4.22m x 3.94m)

Window to the rear elevation, radiator, power points and loft access hatch.

Bedroom Two

14'6" x 9'9" (4.42m x 2.97m)

Window to the front elevation, radiator, power points.

Bedroom Five/ Study

11'4" x 5'0" (3.45m x 1.52m)

Double glazed window to the rear, radiator, power points and storage cupboard.



Bathroom

9'3" x 7'0" (2.82m x 2.13m)

Featuring a window to the front and elegant half-panelled walls, this stylish room includes a low flush W.C. and a fitted unit with inset basin and cupboard storage below. Additional highlights include wall lighting, a panelled bath with tiled splashback, and a radiator.

Landing

Exposed stone walling, loft access hatch and further accommodation off.



Bedroom Three

16'4" x 9'11" (4.98m x 3.02m)

With dual aspect windows to the rear elevation and further window to the side with stunning views, radiator and power points.

Bedroom Four

11'5" x 10'1" (3.48m x 3.07m)

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



Shower Room

10'2" x 7'5" (3.10m x 2.26m)

A modern shower room with a window to the front, featuring a low flush W.C. and a modern vanity unit with inset basin. The large shower enclosure includes a glass screen, complemented by part-tiled walls. Additional features include a radiator and extractor fan for ventilation.

Outside

The property is approached via a farm lane and offers parking to the rear and side. The property stands in approximately 3/4 of an acre comprising field which is enclosed with fence and hedging and mature trees. The front of the property offers courtyard area with access to the outbuilding and gated access to enclosed garden with lawn, planted flower beds and vegetable garden. The rear garden is mainly laid to lawn with planted flower beds.

Detached Outbuilding

11'9" x 10'1" (3.58m x 3.07m)

Two storey stone external outbuilding. Possible conversion subject to necessary consents being obtained.

Stable/Outbuilding

14'3" x 10'8" (4.34m x 3.25m)

Stable door to the front elevation and power, door to second stable. Possible conversion to additional accommodation in to the main house, subject to necessary consents being obtained.

Stable/ Outbuilding 2

12'0" x 12'0" (3.66m x 3.66m)

Stable door to the front elevation and power, door to first stable. Possible conversion to additional accommodation in to the main house, subject to necessary consents being obtained.

Directions

Start on Crown Lane, Denbigh.

Head south-west briefly, then turn left to stay on Crown Lane.

Turn right onto High Street (A543) and continue straight.

At the roundabout, take the 1st exit onto Pwll-y-Grawys (A543).

Continue on the A543 for approximately 4.8 miles.

Turn left onto the B5435.

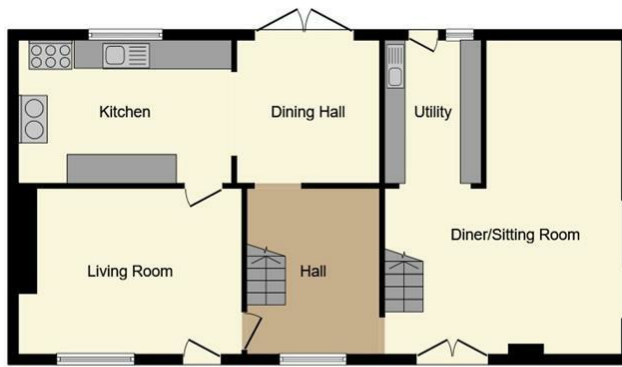
After 121 ft, turn left onto a local lane.

Continue for 0.1 miles to arrive at Foel Uchaf.









Ground Floor



First Floor

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

williams
estates

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417
Denbigh@williamsestates.com

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.

williamsestates