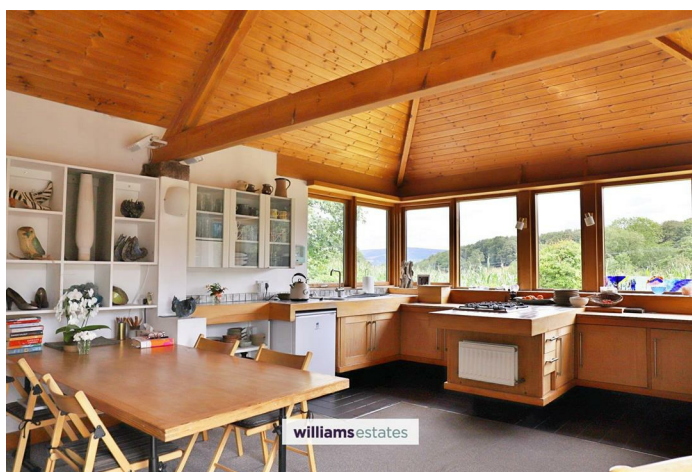


williams estates



**Tan Yr Allt Prion Road, Denbigh,
Denbighshire, LL16 5ST**

£675,000

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EPC - E40

Council Tax Band - G Tenure - Freehold

SUMMARY

Tan Yr Allt is a unique property, designed by an architect for his own use as a family home. It was built between 1986 and 1988. It is situated in approximately 1.5 acres of woodland, private and peaceful yet only one mile from Denbigh. This beautifully designed Scandinavian-style home is thoughtfully crafted to flood the interior with natural light while showcasing stunning countryside views. Situated on the peaceful outskirts of Denbigh town centre, it offers the perfect balance of rural tranquillity and convenient walking distance to local amenities. The property boasts uninterrupted views, level gardens, woodland, and a sweeping driveway leading to the main residence. Additionally, there are versatile outbuildings presenting excellent potential for conversion into an annexe. Inside, the home comprises an entrance hall, spacious kitchen/diner, living room, utility room, loft/work room/5th bedroom, four bedrooms—including one with an en-suite bathroom—and two modern shower rooms.



Entrance Hall

A bright and welcoming entrance hall leads down to the kitchen and utility room, while a staircase ascends to the workroom, which could also serve as an additional bedroom. A corridor extends from the hall, giving access to all bedrooms and shower rooms.

Kitchen/Dining Room & Living Area

19'11" x 13'8" (6.094 x 4.187)

Designed as the heart of the house, with double-glazed doors open into a bright, airy space designed to maximise natural light, with glazed windows on all sides framing views of open fields and the Clwydian range. The kitchen features wooden worktops and matching base units, a four-ring gas hob, fitted double oven, sink with mixer tap, and ample space for a dining table. A recessed fireplace houses a log-burning stove set on a tiled hearth, complemented by two radiators. Glazed patio doors lead out to the patio.

An inner hallway contains the library and leads into the living room.

Living Room

21'1" x 13'10" (6.451 x 4.221)

A bright and spacious room with a vaulted ceiling and a charming bay window, ideal for relaxing while enjoying sweeping views over the open fields and the distant Clwydian Range. Three French doors open onto the patio, and a log-burning stove is set on a tiled hearth.

Utility Room

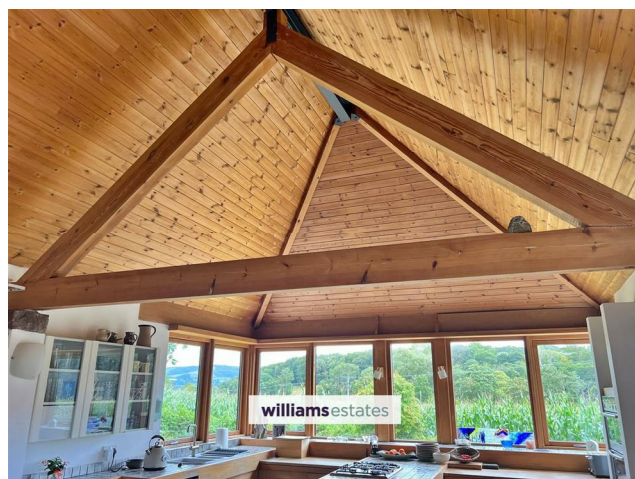
13'10" x 10'1" (4.237 x 3.091)

Featuring traditional quarry-tiled flooring and a recessed cupboard housing the water tank & central heating boiler, this utility area offers provisions for a washing machine and tumble dryer, along with space for a fridge freezer. Worktops incorporate stainless steel drainer sinks with mixer taps, while a double-glazed window to the front elevation and a glazed stable door provide natural light and access to the side garden.

Loft Work Room / Potential Bedroom

21'7" x 9'7" (6.588 x 2.929)

A bright and airy room featuring a glazed roof window and a side-facing double-glazed window with views over the fields. To the rear, double doors offer the potential for a Juliet balcony, complemented by a further double-glazed window to the front. Additional features include a roof access hatch and a single radiator.





Inner Hall

With doors leading to all bedrooms, this space features a glazed door opening onto the patio, flanked by double-glazed side panels, two large built in cupboards and a single radiator.

Bedroom One

15'2" x 12'4" (4.641 x 3.764)

A bright and spacious room featuring two glazed windows and a patio door that opens onto the courtyard. The room includes recessed space for hanging clothes, along with additional overhead storage above the en-suite, accessible via a ladder.



Bedroom One En-Suite

9'4" x 7'0" (2.869 x 2.145)

Fitted with a low-flush W.C., bidet, pedestal wash basin, and a bathtub with shower over. The space features partially tiled walls, a glazed side window, and a glazed roof window that floods the room with natural light.

Bedroom Two

14'2" x 10'1" (4.331 x 3.093)

A well-proportioned double bedroom featuring a side-facing double-glazed window, single radiator, built-in storage cupboard, and a mezzanine-style gallery.

Bedroom Three

10'2" x 14'7" (3.107 x 4.454)

A characterful double bedroom with a ladder leading to a mezzanine-style gallery and a side-facing double-glazed window, the wall was used as a climbing wall which could be dismantled easily and re plastered if not wanted.



Bedroom Four

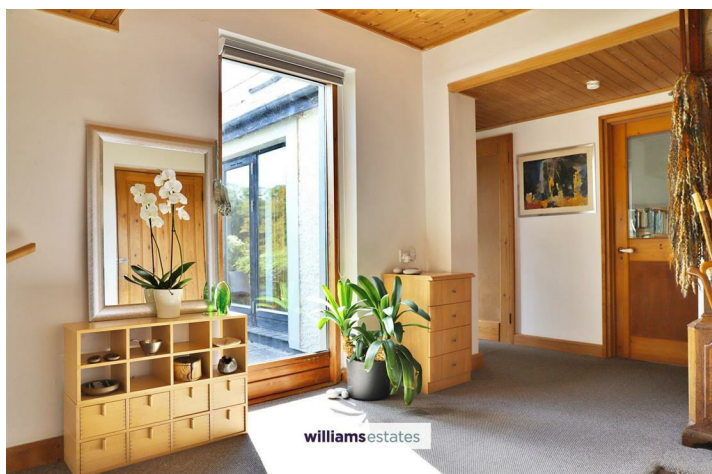
12'3" x 11'6" (3.757 x 3.510)

A generously sized double bedroom with a large side-facing double-glazed window, flooding the space with natural light and a mezzanine-style gallery.

Shower Room

6'4" x 5'1" (1.936 x 1.554)

Featuring tiled flooring and half-tiled walls, this bathroom includes a corner shower enclosure, low-flush W.C., and a vanity wash basin. A heated towel rail, a glazed roof window and a glazed high level window into the bedroom provide natural light and a stylish architectural touch.



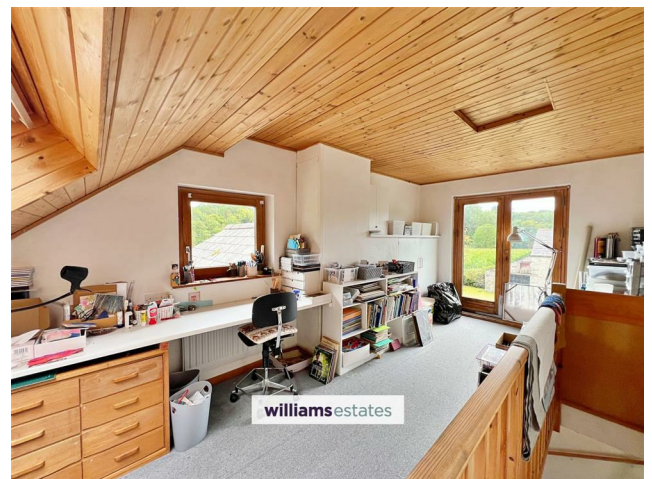
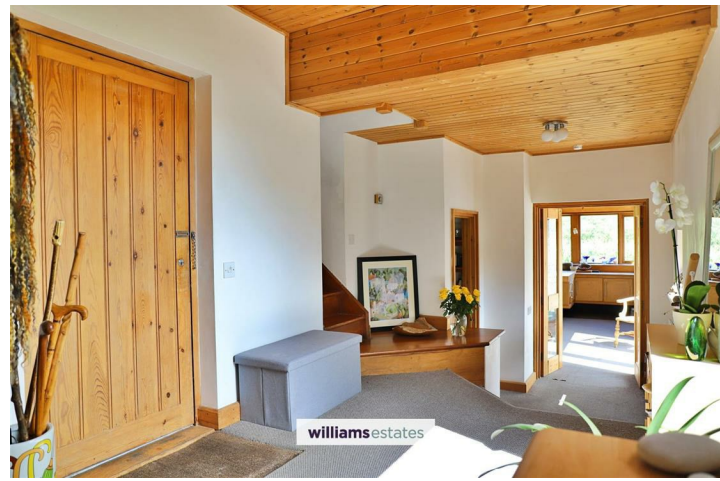
Shower Room

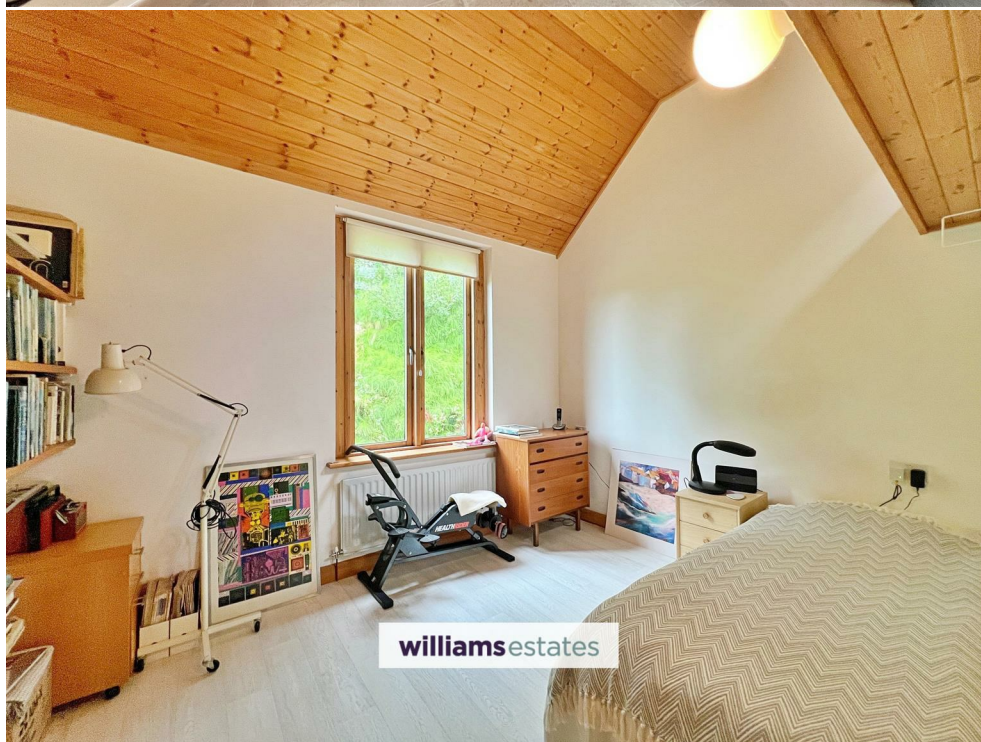
9'8" x 3'10" (2.953 x 1.179)

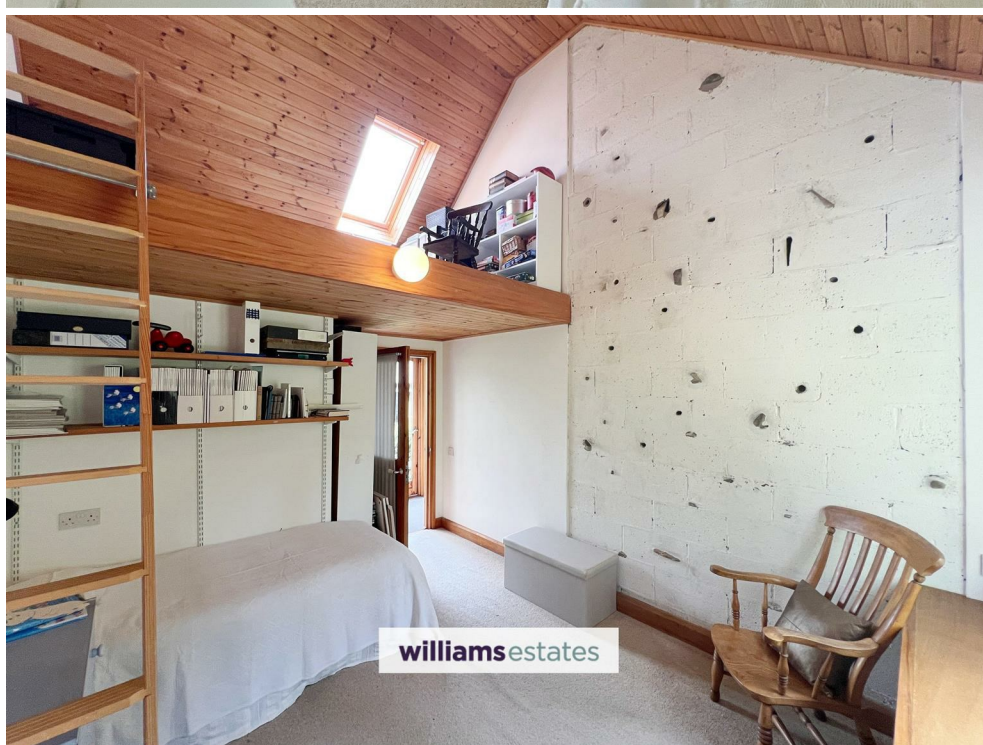
Featuring a walk-in shower enclosure with stylish tiled surround, this bathroom is fitted with a low-flush W.C., bidet, and vanity wash basin. A glazed roof window fills the space with natural light and a double radiator.

Outside

The grounds of the property are predominantly laid to lawn, complemented by a charming courtyard where the architecture of the house can be fully admired. A pond and a raised decking area which is laid on a foundation for any further structure, offering delightful views across the Clwydian Range. The setting also includes a stretch of woodland and two outbuildings, presenting excellent potential for conversion (subject to planning permission), although there are existing plans for conversion of the outbuildings to a three bedroom house, consent has now lapsed.

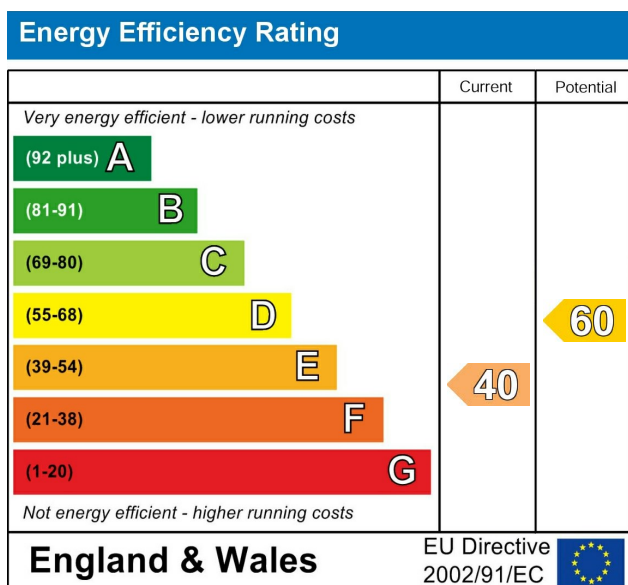








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since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



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