



Cae Newydd Llannefydd, Denbigh, Denbighshire, LL16 5EW

£545,000

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EPC - E50

Council Tax Band - F Tenure - Freehold

SUMMARY

We are delighted to present this beautiful stone-built country home, thoughtfully modernised by the current owners to offer a perfect blend of traditional character and contemporary living.

Nestled on the outskirts of the picturesque village of Llanefydd, this charming property enjoys a tranquil rural setting while remaining conveniently close to the nearby market town of Denbigh and the cathedral city of St Asaph, both offering a wide range of amenities within less than 7 miles, Abergele and the beach at Pensarn is also just less than six miles away.

The spacious accommodation briefly comprises a modern fitted kitchen and dining area, a cosy lounge featuring an impressive inglenook fireplace, and a luxurious ground floor master bedroom with ensuite facilities. Upstairs, there are three further double bedrooms and a family bathroom.

Set within a generous plot, the property boasts an excellent range of outbuildings, including an integrated garage, log store, four additional stone outbuildings, and a large greenhouse — ideal for a variety of uses.

On clear days, the home enjoys far-reaching views across the valley to the Irish Sea, and even as far as the Blackpool Illuminations, offering a truly stunning outlook.



Entrance Hall

11'10" x 11'10" (3.608 x 3.615)

An inviting entrance hall with a staircase rising to the first floor, a uPVC window to the side elevation, and a door leading through to the living room. This space is versatile, it could also be used as a sitting room or home office.

Living Room

11'10" x 10'10" (3.626 x 3.304)

A light and airy room featuring a multi-fuel log-burning stove, concrete lined chimney, set within an attractive inglenook fireplace on a slate hearth. uPVC French doors open to the front elevation, complemented by a double radiator, wall sockets, and a door leading through to the kitchen.



Kitchen/Diner

17'9" x 9'7" (5.430 x 2.925)

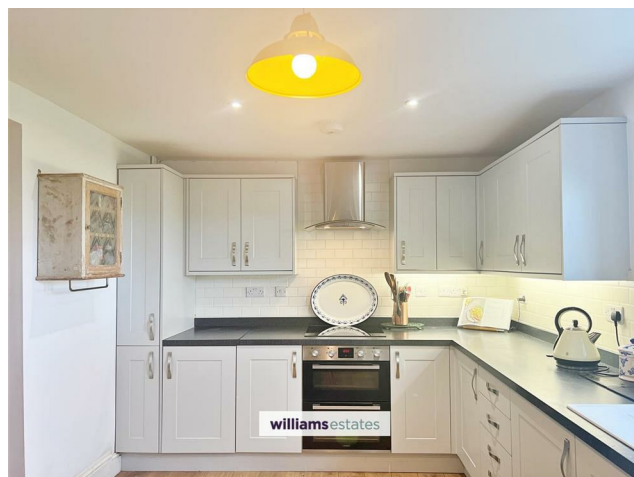
A bright and spacious kitchen featuring a uPVC double-glazed window overlooking nearby fields with distant views of the hills. The space is well-equipped with a drainer sink and mixer tap, fitted oven with induction hob and stainless steel extractor, integrated fridge freezer and dishwasher, a useful pantry cupboard, double radiator, and steps leading down to the utility room.



Rear hall / Utility

9'6" x 7'7" (2.919 x 2.313)

Featuring tiled flooring and fitted worktops, with provisions for a washing machine and space for a small under-counter fridge. Additional features include large wardrobes, a uPVC double-glazed door to the rear elevation, a roof window providing natural light, and a wall-mounted radiator.



Master Bedroom

14'7" x 12'3" (4.460 x 3.750)

A spacious double bedroom, which could also be used as a lounge/sitting room, featuring a high vaulted ceiling with exposed timber beams, two triple glazed roof windows with electric blinds, and twin uPVC double-glazed doors opening to the front elevation. Additional features include two wall-mounted radiators, ample power sockets, TV point and a door leading through to the en suite.





En Suite

9'9" x 8'0" (2.987 x 2.446)

A beautifully presented en suite featuring a freestanding bath with matching tap and shower fitting, low-flush WC, and hand basin with Scudo Muro tap set atop a stylish bamboo vanity unit. The room also includes an upright anthracite radiator, a door leading out to the rear garden with built-in blinds, a door leading through to the rear hall and a Velux window complemented by inset ceiling lighting.

Landing

With doors off to all rooms, and a uPVC window to the rear elevation.



Bedroom Two

13'2" x 12'6" (4.014 x 3.817)

A comfortable double bedroom featuring a uPVC window to the front elevation, offering views over the garden, the front of the property, and nearby fields. The room also benefits from a TV point and a double radiator.

Bedroom Three

11'9" x 9'5" (3.605 x 2.876)

Spacious double bedroom with over stair storage, a uPVC window to the front elevation, TV point and a radiator.



Bedroom Four

9'10" x 9'4" (3.016 x 2.869)

A double bedroom featuring a uPVC window to the rear elevation with lovely views over the fields and hills beyond. The room includes a double radiator, wall sockets, TV point and integrated storage cupboards.

Family Bathroom

6'5" x 6'0" (1.958 x 1.838)

Comprising a low-flush WC, pedestal wash basin, and corner shower enclosure, with a uPVC obscure window to the rear elevation. Additional features include a chrome heated towel rail and an airing cupboard housing an Emerson heater.

Garage

13'0" x 10'1" (3.97 x 3.09)

Timber doors open into a single garage featuring stone walls and fitted electrical points.

Log Store

9'8" x 7'1" (2.95 x 2.18)

Located to the rear of the garage and accessed via a pedestrian door.



Greenhouse

24'10" x 10'6" (7.57 x 3.22)

A large timber and glass greenhouse providing an ideal space for gardening enthusiasts, positioned to the rear of the outbuildings and approached via a stone-chipped pathway beneath a pergola. The greenhouse benefits from two electrical points, with a cold water feed tap conveniently located just outside.

Outbuildings

Totalling approximately 43.5m², the stone-built former shippon provides excellent additional storage space and, with suitable investment and the necessary permissions, offers potential for conversion into additional living accommodation. Electricity and lighting are connected to the two upper outbuildings.

Front Garden

To the front of the property there is off-road parking for four vehicles, alongside a low-maintenance garden planted with established shrubs and greenery. A variety of seating areas are positioned around the property, complemented by additional gardens in every direction and the convenience of an external water tap.

Vegetable Patch

The vegetable patch, located at the top of the plot, is fully fenced and offers Mature fruit bushes, rich soil ideal for cultivating a variety of fruits and vegetables.

Additional Garden

Set within substantial grounds of around 0.4 acres, the property is surrounded by a delightful blend of mature and newly planted trees, a pond, and neatly hedged and fenced boundaries. The gardens also feature a greenhouse and outbuildings, while to the rear, an additional garden provides panoramic views of the surrounding countryside and the benefit of both hot and cold water supplies.

Internet

Internet is available via Starlink with download speeds of 350mb/s.







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Ground Floor
Floor area 96.7 sq.m. (1,041 sq.ft.)

First Floor
Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 140.0 sq.m. (1,507 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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