

williams estates



**The Lodge Prion Road, Denbigh, LL16
5ST**

£675,000

 5  1  4  G

EPC - G3

Council Tax Band - F Tenure - Freehold

SUMMARY

A distinguished five-bedroom period residence, this impressive listed property combines timeless character with spacious living and beautifully maintained grounds. Set against a backdrop of rolling countryside, it offers wonderful views and would make an ideal family home.

Inside, the accommodation is flexible and well-proportioned, including a welcoming entrance hall, a lounge, a sunroom, a kitchen/breakfast room, dining room, additional sitting room, ground-floor cloakroom, five bedrooms and a family bathroom.

Perfectly positioned less than a mile from the historic market town of Denbigh, the home enjoys easy access to local amenities including independent shops and a Morrisons supermarket. It also falls within the catchment area of the highly regarded Howell's School and is conveniently located just five miles from the A55, providing excellent transport links to Cheshire, the Wirral, and the North Wales coast.

This exceptional home truly needs to be seen to be appreciated. Early viewing is highly recommended.



Accommodation

Entrance Porch

8'6" x 7'5" (2.6 x 2.270)

Kitchen

20'7" x 11'7" (6.280 x 3.554)

Dining Room

18 x 16 (5.49m x 4.88m)

Lounge

20 x 18 (6.10m x 5.49m)

Sitting Room

15'2" x 11'10" (4.646 x 3.613)

Conservatory

16 x 8 (4.88m x 2.44m)

Cloakroom

Landing

Bedroom One

19'7" x 15'1" (5.987 x 4.608)

Bedroom Two

14'11" x 11'8" (4.547 x 3.581)

Bedroom Three

11'8" x 11'7" (3.568 x 3.531)

Bedroom Four

12'7" x 11'0" (3.860 x 3.378)

Bedroom Five

11'7" x 11'0" (3.542 x 3.354)

Family Bathroom

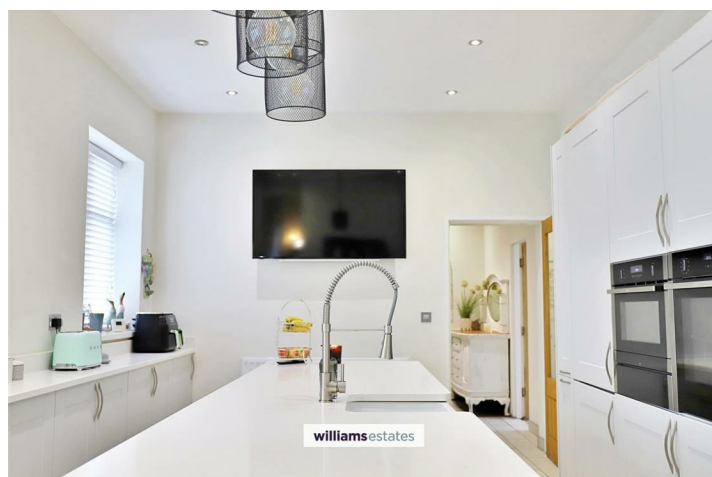
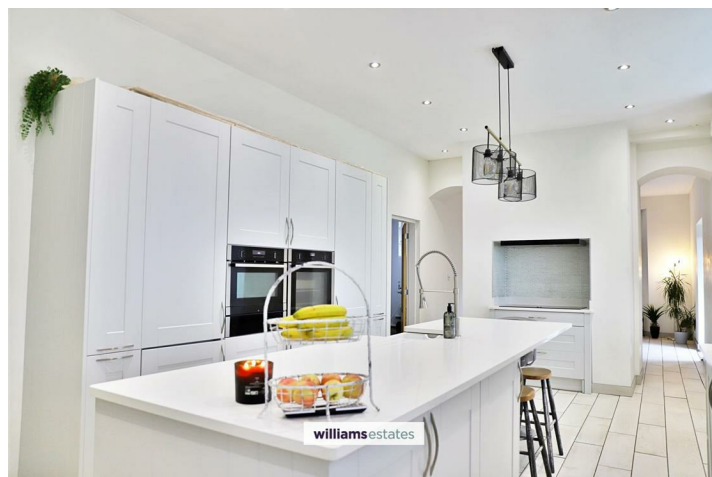
9'9" x 7'9" (2.995 x 2.382)

Outside

Private lawned garden to the front, side and rear, plenty of parking, lovely views and a variety of mature trees and shrubs.

Directions

What3words: ///plea.lemons.jammy



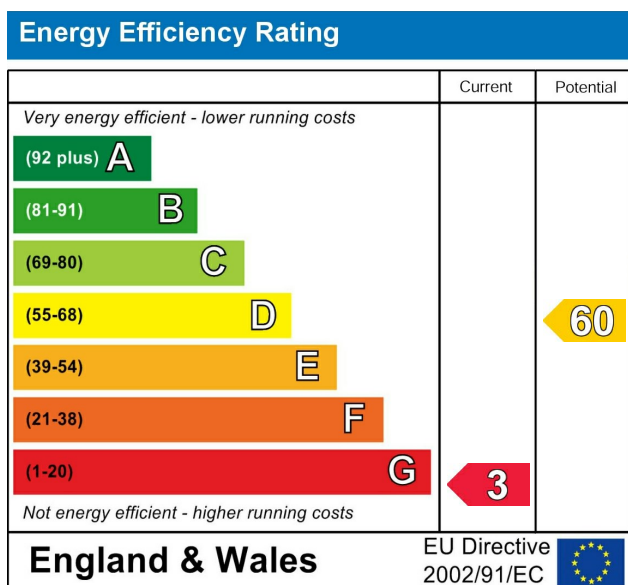








Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since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



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.