



Pen Y Bryn
Llandyrnog | Denbigh | Denbighshire | LL16 4NA

FINE & COUNTRY

PEN Y BRYN



*An architect-designed, individual, contemporary residence,
set in approximately 2.6 acres of grounds in an Area of
Outstanding Natural Beauty and with sensational views
towards Snowdonia, over miles of open countryside.*



This four double bedroom, individual, country home provides light and airy accommodation throughout, with a large part of the ground floor set out as open plan living space, perfect for entertaining. Currently run as a successful holiday let this property would also make a great family home. Situated in a rural position, with a selection of countryside walks on the doorstep, yet only 5.5 miles from Denbigh, 10 miles from Mold and 24 miles from Chester.

A Contemporary Haven of Luxury in North Wales

Discover Pen Y Bryn, an extraordinary property perched in an elevated position in the heart of North Wales. This striking residence offers luxury living, with spacious, light-filled interiors, top-tier amenities, and breathtaking, far-reaching views over the Vale of Clwyd towards Snowdonia. Designed to captivate and inspire, Pen Y Bryn promises a lifestyle of tranquillity and modern sophistication, perfect for discerning buyers seeking a rural retreat and a slower pace of life.

Design Innovation Meets Enduring Comfort

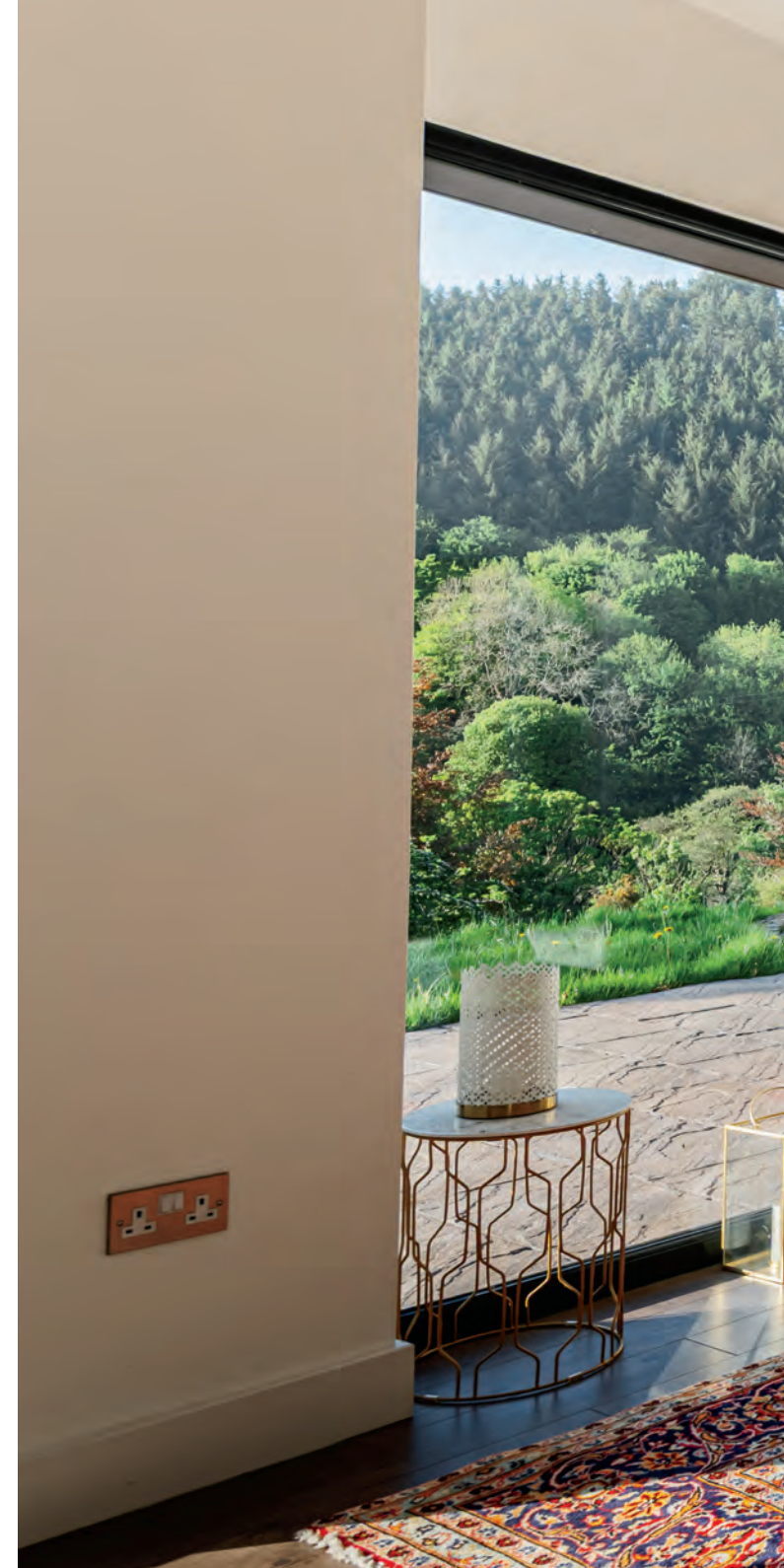
Approach Pen Y Bryn via a private country track that leads to a sweeping gravel driveway, providing ample parking for several vehicles and setting the stage for the exclusivity within. Step through the reception hall into a world of seamless open plan living, where the kitchen, dining, family and entertaining areas flow effortlessly together. The sleek Miele kitchen, a chef's paradise, boasts top-of-the-range appliances, custom cabinetry, and elegant countertops—ideal for crafting culinary delights. Adjacent, the light drenched dining area invites grand gatherings, while the living space centres around an exposed stone chimney breast with a double-sided open fireplace, blending rustic charm with modern flair.

Bi-folding doors open onto a decked veranda, transforming the space by merging indoor and outdoor living, an invitation to savour morning coffee or evening wine against a backdrop of rolling countryside. For entertainment enthusiasts, the cosy cinema room elevates relaxation in front of the fireplace. Equipped with a ceiling-mounted 3D projector and motorized projection screen, it delivers immersive, cinematic experiences and is perfect for movie nights.

A Sanctuary of Style and Serenity

Ascend the bespoke spiral staircase, a stunning feature with spalted Oak treads, to the first floor, where a spacious landing with a mezzanine viewing gallery overlooks the living space below. The principal bedroom, a true retreat, features triple-aspect windows that frame the awe-inspiring views and an en-suite shower room. At the opposite end. A split-level guest bedroom offers versatility, space for a nursery, dressing room, or private study with an external door leading to the rear of the property.

The second floor unveils two additional bedrooms; each designed for comfort and style. The larger, split-level bedroom boasts a feature window that enhances its unique character, while a luxurious family bathroom, complete with high-end fixtures, serves both rooms. With four bedrooms and three bath/shower rooms in total, Pen Y Bryn effortlessly accommodates family, guests, or a blend of both.











SELLER INSIGHT



How long have you owned the property?

“Four years.”

What attracted you to this specific house and location?

“The first thing that drew me in was an attractive, unique house set in beautiful, unspoilt countryside which felt peaceful. Inside, I loved the open-plan kitchen and living area. The two acres of land offered opportunities for a small holding which was a big bonus too. Overall, this home checks all our boxes for safety, space, and a sense of community.”

What could you tell parents about the benefits of raising children here?

“Safety and a very strong sense of community provided by the best neighbours one could wish for. The gardens, land and surrounding countryside are amazing for children to play in and explore.”

What can you tell us about the history of the property and how it has been adapted since you’ve owned it?

“We’ve learned a lot about the property’s past which has deepened our appreciation and commitment to its upkeep. The original structure dates back to the sixties where it was a barn for farm animals. It was acquired in 2012 and building commenced taking several years to complete. It has a lot of unique architectural features, having been designed by a former owner who was an architect, it has partly a castle style and the original plans were to have a moat and a small drawbridge. We have done several updates to make it more functional for modern use.

Since owning it, we’ve focused on preserving it but with updates to heating and there is planning for solar and battery. It’s been a rewarding process of stewardship, balancing preservation with comfort and utility.”

Who do you think would be the ideal next owner?

“If you value privacy and space, perhaps a family or individual looking to escape the hustle of city life. People who Enjoy nature and outdoor activities like gardening, hiking, or keeping animals. Someone who appreciates a slower, quieter lifestyle, maybe retirees, remote workers, or creatives (writers, artists).

It could also appeal to homesteaders, hobby farmers, or entrepreneurs wanting to run a rural business. The house is a successful holiday let and would suit investors.”

What’s your favourite room and why?

“I’d go with the lower sitting it’s usually quiet, has a cosy sofa with a large open fireplace crackling in the background with uninterrupted views towards the Snowdonia Mountain range. There’s a timeless charm to it, a perfect blend of solitude and imagination. It’s a room made for thinking, dreaming, or escaping into another world without ever leaving your chair.”

Memorable/remarkable event?

“We have had several family events, and this house is ideally suited to that.”

What do you love about the house the most now?

“I love how the light fills the living room in the morning, it makes the whole space feel alive and peaceful at the same time.”

What do you love about the local community?

“I appreciate how local communities foster a sense of connection and belonging. There’s something special about neighbours here, we have a whatsapp group and support each other, the neighbours are second to none.”

What you’ll miss most?

“The peace and quiet. The stillness, lack of traffic, and gentle sounds of nature are irreplaceable.

Differing Landscapes, rolling hills, open fields and forests a stone throw away. A very close-Knit community looking after one another. Slower pace of life, fresh air and space.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outdoor Living Elevated

Step outside to embrace the property's outdoor spaces. The south-west facing balcony, offers panoramic views, perfect for unwinding as the sun sets over the Vale of Clwyd. The decked veranda beckons for alfresco dining or leisurely afternoons, while the expansive 2.6 acres of wonderful grounds wrap around the home, presenting endless possibilities. Create a vibrant garden, a playground for children, or simply revel in the natural beauty that surrounds you. Pen Y Bryn ensures privacy and exclusivity.

A Prime Location with Unmatched Appeal

Perched in an elevated position, Pen Y Bryn delivers far-reaching views that inspire awe and a sense of peace that only a rural retreat can offer. Yet, this luxurious haven remains perfectly connected. The charming towns of Ruthin (7 miles), Denbigh (5.5 miles), and Mold (10 miles) provide a wealth of amenities, boutique shops, restaurants, and cultural gems like Theatre Clwyd. Families will appreciate the excellent private and state schooling options nearby.

For adventure seekers, Snowdonia National Park and Lake Bala lie within easy reach, offering hiking, climbing, water sports, and breath-taking landscapes. The A55 and A5 roads ensure seamless connectivity to Chester, Liverpool, Manchester, and the North Wales coast, making Pen Y Bryn an ideal base for work, leisure, or a luxurious second home.

A Lifestyle Beyond Compare

Pen Y Bryn is more than a home, it's a statement. It's where luxury intertwines with nature and where every day feels like an escape. Whether you envision it as a family haven, a sophisticated retreat, or a space to entertain in style, this property delivers it all. Seize the chance to claim Pen Y Bryn, a rare gem in one of North Wales' most sought-after locations. Your luxurious lifestyle awaits.







Additional Information

Services: Mains electricity and water. Private drainage. Oil fired heating.

Council Tax: Band H.

Local Authority: Denbighshire.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 5 Mbps (highest available download speed) – 0.7 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Indoor, Limited – Outdoor, Likely (Information taken from checker.ofcom.org.uk)

****We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. ****

Agents Note: Please note a public footpath runs through part of the property.

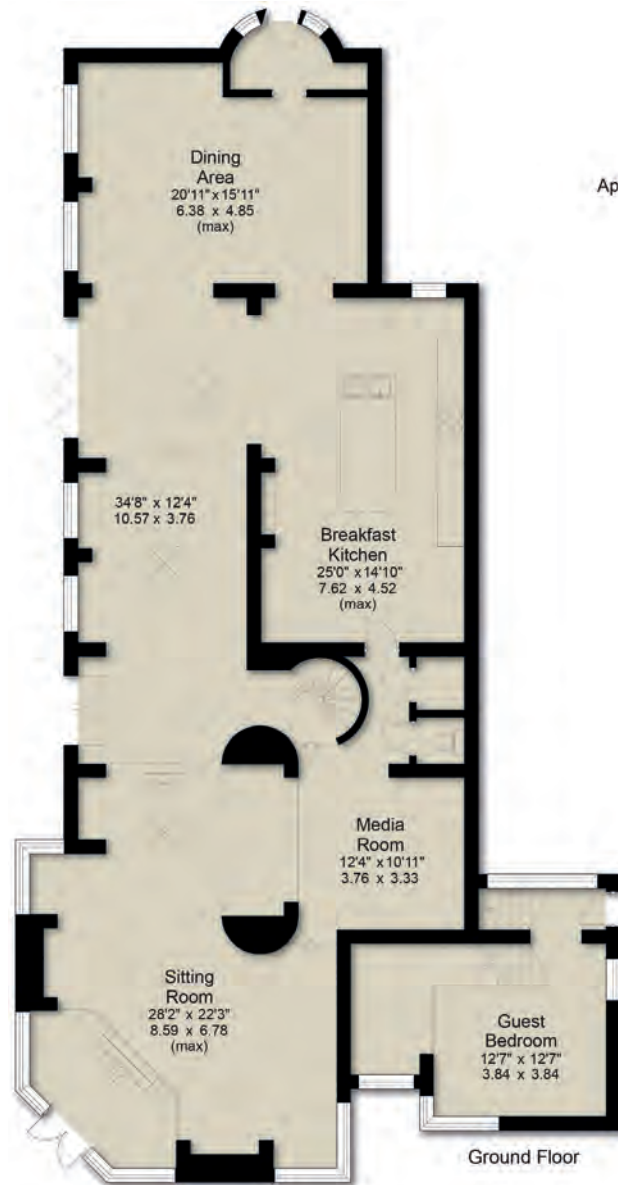
Directions: Using the app what3words type in: [squirted.cheeks.title](https://www.what3words.com/squirted-cheeks-title)

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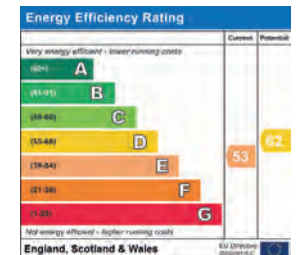
Guide price £1,000,000



Pen Y Bryn
Llangwyfan
Denbigh
Approx Gross Floor Area = 3840 Sq. Feet
= 356.7 Sq. Metres



For illustrative purposes only. Not to scale.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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