

# Wigfair Isaf Cottage

LOWER DENBIGH ROAD, ST. ASAPH



## Setting the Scene

Picture perfect on the outside and beautifully curated on the inside, Wigfair Isaf Cottage sits within idyllic riverside grounds and gardens of nearly 2 acres. Fully renovated to an exceptional specification, this detached home effortlessly balances the quiet luxury of a pared-back aesthetic with a future-proofed state of the art air source heat pump, external insulation and a new heating system.

Brimming with potential, an attached barn has planning permission in place to create either an entirely new self-contained property or become an easy flowing extension of the already generously proportioned cottage. Commanding heavenly views, in a semi-rural setting on the edges of the historic village of St. Asaph, this is a home that combines the tranquillity of nearby countryside walks with ease of access to the local village amenities, schools and the A55 Expressway.



## Wigfair Isaf Cottage



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# The Grand Tour

Tucked back from the surrounding fields and road behind a prodigious gravel driveway, a quintessential whitewashed facade paints a classic cottage feel while the statuesque trees and foliage of the gardens instantly engender a breathtaking backdrop.

Step inside from a central gabled doorway and you'll find an impeccably renovated home whose considered design keeps modern family life foremost in mind whilst retaining a wealth of original character.

With the soft muted hues of a heritage palette the easy flowing layout of the ground floor unfolds from a central hallway onto a duo of reception rooms. Stretching out across the full depth of the cottage a wonderful lounge is filled with light from triple aspect windows that fill your gaze with the gardens. Prompting a superbly peaceful feel, its notable dimensions provide ample opportunity to spend time together, while a classic wood burner nestles beneath the rustic texture of a floating oak mantle.



*wealth of original character*



Across the hallway a traditional latch door with wrought iron hinges opens into a dining room that's equally suited for everyday meals or evenings entertaining friends. Lending a lovely reminder of the cottage's heritage, an ink blue Rayburn sits within the chimney breast framed above by an original lintel thought to date back to the 18th century.

Generating a fluid feel, this charming space connects with an adjoining kitchen fully fitted with the contemporary design of pale grey cabinetry topped with sleek black granite. The varying hues of an engineered wood floor lend a warming balance and the wrap-around layout houses a first class array of integrated appliances that offer every convenience. Feature alcoves supply additional charm and storage, a jet black glass splashback cleverly reflects light around the room and a windowed door makes it temptingly simple to step out into the fresh air.

A cloakroom sits discreetly tucked away out of sight, completing the ground floor layout.



The cohesive aesthetics are echoed upstairs where a trio of double bedrooms provide plenty of versatility for a growing family or anyone working from home. With plush carpeting underfoot and high ceilings overhead, two have tastefully styled recessed wardrobes and each one is admirably styled. A hugely restful main bedroom has the added luxury of an exemplary en suite shower room, while together the additional two share a modern family bathroom where a wood panelled bath is placed to allow you to lie back and stargaze through a large Velux window.





*A hugely restful main bedroom*









## *Create Something Truly Wonderful*

Attached to the ground floor of the cottage a spacious single storey barn has planning permission already in place to be converted into a bespoke new home for extended family, an AirBnB or rental property. Alternatively, it also conjures the potential for you to open up the dining room and/or kitchen and allow the existing layout to flow seamlessly in to a space that already has a vaulted ceiling, skylights and French doors to the gardens. There is considerable scope to have three additional bedrooms as well as a magnificent kitchen/diner/ family room.



*Secluded and utterly tranquil*



## The Great Outdoors

Reaching down to the banks of the River Elwy, the abundant gardens of Wigfair Isaf Cottage proffer a sanctuary from the hubbub of the world outside. Secluded and utterly tranquil, together with the driveway and frontage they cover almost two acres and give you every excuse to take time out of a busy day to relax and unwind.

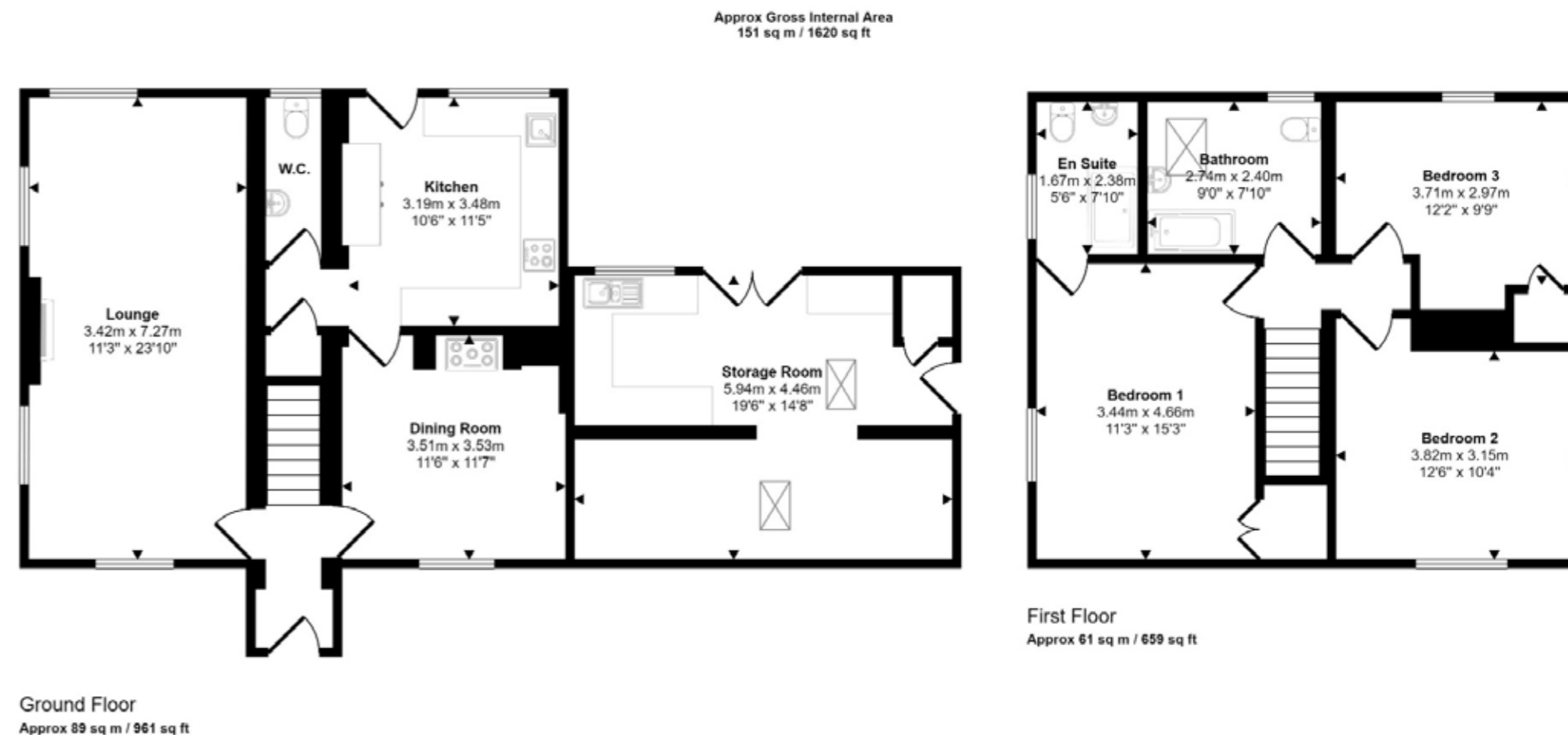
The expansive driveway wraps-around to the rear producing a landscaped patio ideal for sitting and starting the day with a morning coffee. Framed by statuesque trees, capacious lawns entice you to take a stroll to a fantastic decked terrace that bridges a stream and lends an idyllic spot for al fresco entertaining. A tall inset tree and the wide canopy of a large timber outbuilding supply shade when needed, and the outbuilding could easily become a great games room or garden bar.

Budding gardeners will appreciate the inclusion of a greenhouse that sits to the rear near the water's edge next to a second substantial outbuilding with copious storage and possible uses. The gated driveway extends down to give easy vehicle access and secure parking. It's good to note that each of the two outbuildings has electricity and a water supply.



# Highlights

- Fully renovated detached period cottage
- Beautiful riverside setting on the edges of St. Asaph
- New heating system, air source heat pump and external insulation
- Picturesque gardens and grounds of nearly 2 acres
- 3 exemplary double bedrooms
- Triple aspect lounge with focal point wood burner
- Additional formal dining room with Rayburn
- Contemporary kitchen fully fitted with integrated appliances
- Luxury en suite shower room and family bathroom
- Planning permission in place to convert an adjoining barn



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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