



Smithy House, Nantglyn – LL16 5PL
Offers in Region of **£270,000**

Smithy House

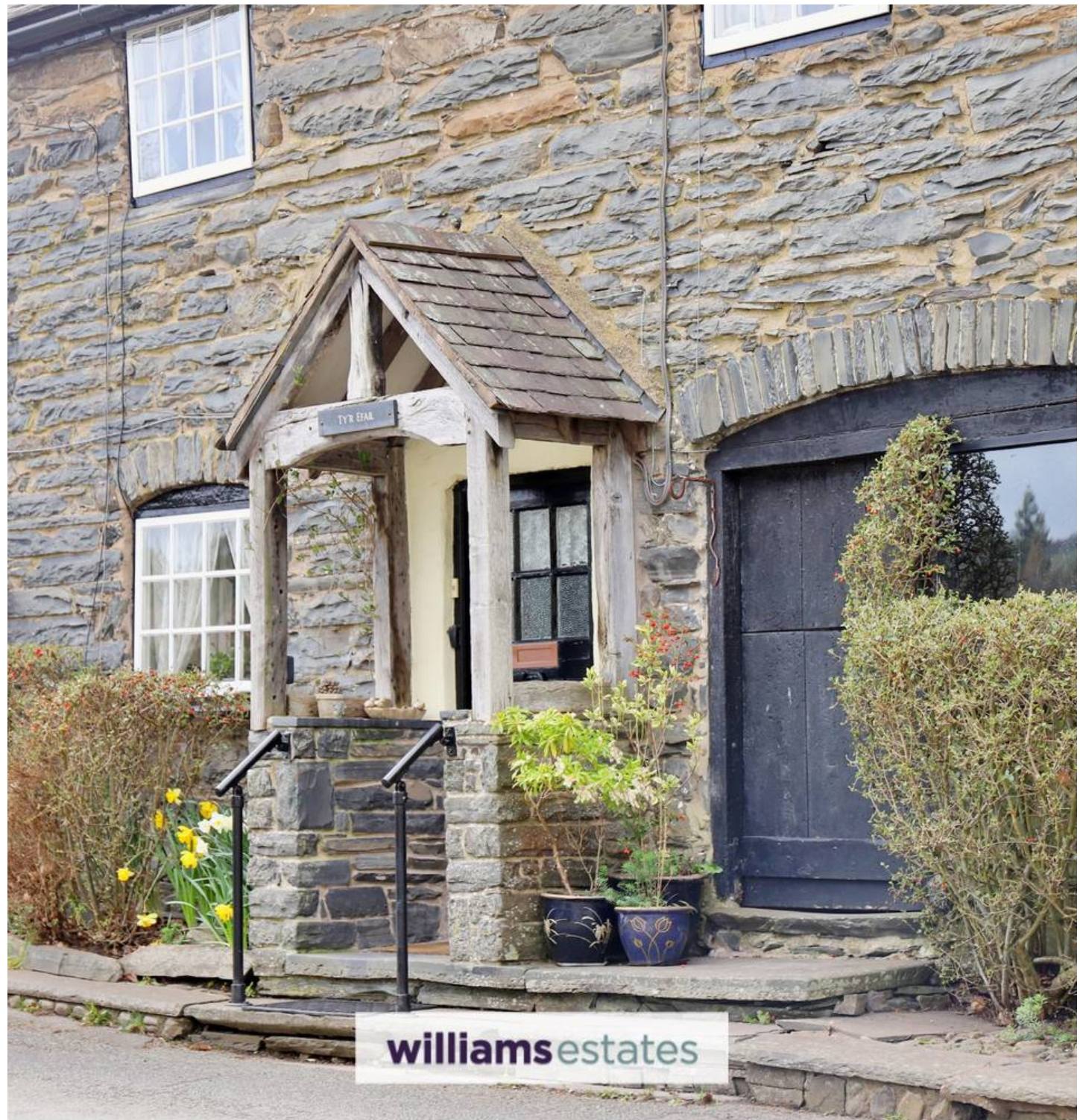
Nantglyn, Denbigh

Nestled in the very heart of the charming rural village of Nantglyn, Smithy House is a characterful detached cottage offering a rare opportunity to acquire a home rich in charm, history and future potential.

Believed to date back to a period when the village supported its own working trades, the property includes a traditional village blacksmith's forge – a feature once central to rural Welsh communities. Nantglyn itself has a long heritage, with records of mills, craft workshops and a former smithy serving local farmers and residents, reflecting a self-sufficient village life centred around the nearby River Lliwen.

Today, Smithy House retains a wealth of original features, most notably an impressive inglenook fireplace with open fire, forming a striking focal point to the main living space and creating a warm and inviting atmosphere. Exposed beams run throughout the property, enhancing its period appeal and sense of rustic authenticity.

The accommodation is flexible, currently arranged as a two/three-bedroom home, ideal for a range of buyers seeking either a cosy countryside retreat or a more adaptable family space.





Living Room

19' 1" x 15' 3" (5.82m x 4.66m)

Having original slate flooring, a feature inglenook fireplace with a log-burning stove and exposed stone. A glazed window with a slate sill to the front elevation, while exposed timber beams add character throughout. The main staircase ascends to the first floor, complemented by a small, secondary staircase leading to the kitchen.

Kitchen

14' 4" x 7' 5" (4.37m x 2.27m)

Featuring complementary worktops with matching wall and base units, the kitchen offers space for a freestanding cooker with an extractor hood above, alongside a Belfast sink. There are ample wall sockets, as well as room for a freestanding fridge/freezer. Natural light is provided by a uPVC double-glazed window to the side elevation, while a glazed window and timber glazed door lead through to the side porch.

Side Porch

7' 10" x 4' 11" (2.39m x 1.51m)

With tiled flooring flowing from the kitchen, this space is enclosed by uPVC double glazing, creating a bright and inviting spot to relax while enjoying views of the surrounding countryside. A uPVC glazed door provides direct access to the garden.



Rear Hall

10' 2" x 8' 6" (3.09m x 2.60m)

Tiled flooring continues through this space, there is a glazed window to the side elevation, access into downstairs W.C, and a storage cupboard, which provides convenient access to the coal bunker to the rear of the property, this provides the convenience of retrieving coal from the inside of the home. Steps leading up to:

Utility Room

10' 8" x 4' 5" (3.26m x 1.34m)

With a feature picture window to the front elevation, provisions for a washing machine, ceramic sink and wall storage.

Downstairs Bedroom

14' 5" x 9' 9" (4.39m x 2.96m)

A generous sized bedroom, which could be also used as a dining room, office or snug, providing a circular picture window to the front elevation, a uPVC double glazed window to the rear elevation, roof window, timber stable door to the front, and fitted storage cupboards.

W.C

5' 5" x 3' 6" (1.64m x 1.06m)

Tiled flooring continues, low flush W.C., wall hung wash basin, and a glazed window to the side elevation.

Landing

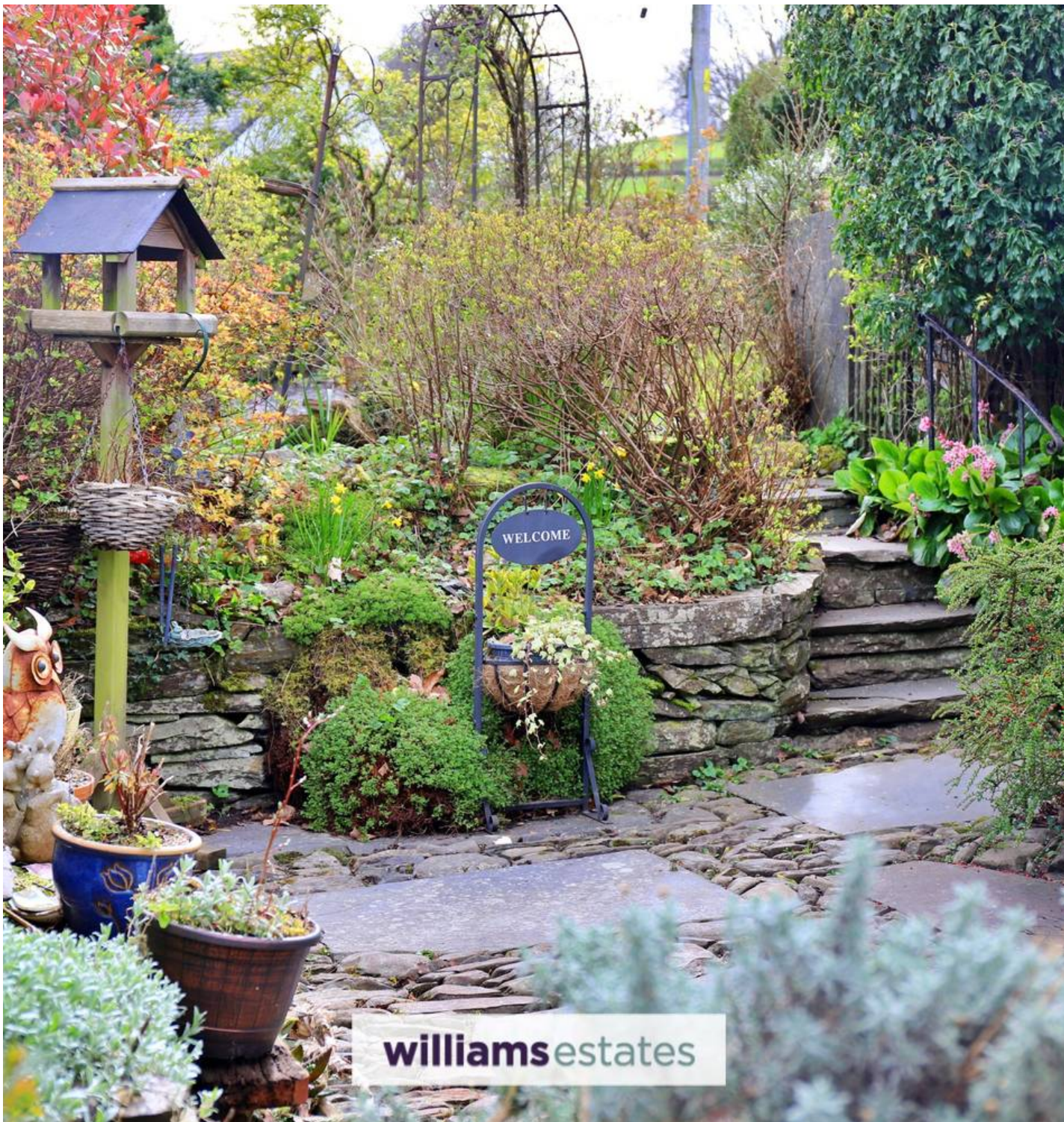
A spacious landing accommodation, having a glazed window to the rear elevation, access to both bedrooms, two steps up to the bathroom and a small loft access hatch.

Bedroom One

19' 0" x 16' 3" (5.80m x 4.96m)

A spacious and bright bedroom, with four glazed windows, two to the front, one to the side and one to the rear elevation, feature open fireplace with beam above, exposed roof timbers, storage cupboard.





Bedroom Two

12' 6" x 12' 4" (3.80m x 3.76m)

A double bedroom with exposed wooden flooring, recessed storage space, a glazed window to the front elevation.

Bathroom

14' 8" x 7' 1" (4.46m x 2.16m)

A bright bathroom with a glazed window to the side elevation, a his and hers vanity wash basin, bathtub, with tiled surround, airing cupboard housing the water tank, low flush W.C., and a walk in shower enclosure featuring a Mosaic by renowned welsh mosaic Jean Howell.

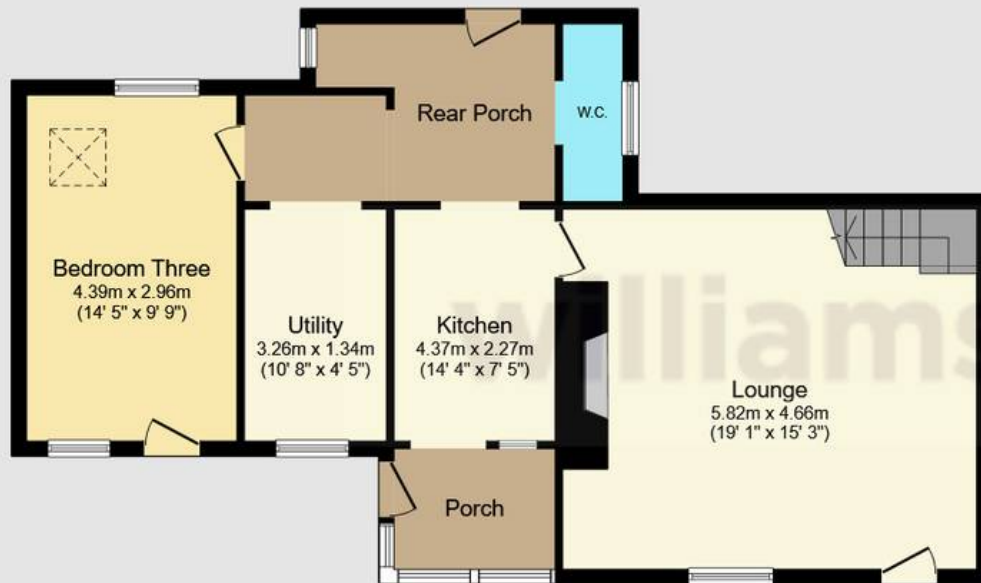
Blacksmith's forge

20' 3" x 16' 9" (6.16m x 5.11m)

An amazing piece of history, featuring a blacksmith's forge, which would be a fantastic development opportunity to knock through from the cottage into this space, creating an amazing open plan living accommodation, subject to necessary consents, in here also has a door leading to the outdoor garage area.

Garden

The property boasts a wrap around garden and a beautifully landscaped and thoughtfully designed rear garden, offering a tranquil retreat filled with character and charm. Winding stone pathways lead through a variety of mature shrubs, plants and boarders. A welcoming paved patio area provides an ideal spot for outdoor seating, providing the perfect spot for relaxing or entertaining guests while enjoying the peaceful surroundings. The garden features a delightful mix of textures and heights, with established trees, climbing plants, and well stocked flowerbeds adding depth and privacy surrounded by the countryside of Denbighshire.



Ground Floor



First Floor

Total floor area: 136.6 sq.m. (1,470 sq.ft.)

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