



Walwen Lane, Axton, CH8 9DL

Axton

EL ESTATES
PHYS. JONES & JONES

Offers in the Region of
£780,000

Bedrooms: 5 | Bathrooms: 4 | Receptions: 3

Dating back to 1841 and understood to have originally been the village blacksmith's cottage, this remarkable home is the oldest property on the road and holds a special place in Axton's history. Over the years it has been thoughtfully and sympathetically extended—first in 2013 and again in 2022—transforming what began as a modest cottage into a substantial and highly versatile five-bedroom family residence of impressive proportions.

The accommodation now extends to approximately 2,771 sq ft and offers a layout that works exceptionally well for modern family life, while still retaining the charm and character expected of a home of this era.

Adding further historical interest, part of the limestone used on the front elevation is believed to have been sourced from nearby Axton Castle, situated just a few fields away, an authentic connection to the area's heritage that gives the property a truly unique story.

At the heart of the ground floor is a superb kitchen/diner measuring over 17ft in length, providing a true social hub for the home. There is ample space for dining and entertaining, and it connects naturally into a cosy snug/sitting room with a log burner, perfect for winter evenings. From here, doors lead into the main lounge which is a standout feature, measuring over 19ft by 16ft, with a feature beam A framed ceiling that creates a striking sense of volume and light. This is a room designed for gathering, entertaining and relaxing in equal measure. Doors lead into a sun room, offering a bright additional reception space overlooking the gardens.

Practicality has clearly been considered within the home. There is a utility room positioned off the kitchen, keeping laundry and day-to-day essentials neatly tucked away, as well as a dedicated study/ hobbies room ideal for those working from home.

The ground floor also offers two bedrooms, making the property particularly suitable for multi-generational living or guest accommodation. One of these bedrooms benefits from its own en suite, while a family bathroom serves the rest of this level.

Upstairs, a spacious, split level landing leads to three generous double bedrooms. The principal bedroom enjoys its own en suite shower room, while a well-appointed family bathroom serves the remaining two bedrooms. The first-floor layout provides excellent separation between living and sleeping spaces, making it ideal for growing families.

Externally, the grounds are a significant asset. The established gardens wrap around the home, offering maturity, privacy and a wonderful outdoor setting for entertaining or family life complete with a log fired hot tub. To the side lies a paddock—an exceptional bonus space, perfect for grazing or for those wishing to keep a pony. Importantly, there is no agricultural tie attached to either the property or the land, providing valuable flexibility. Well stocked mature trees and shrubs hedgerows with views to moel famau and the clwydian range to the front aspect

Two garages complete the offering, delivering ample storage, workshop potential or space for vehicles.

For those who value countryside living, the location is outstanding. A network of footpaths can be accessed directly from the property, offering a variety of circular









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