

# williams estates



**Clwydfryn Bodfari, Denbigh,  
Denbighshire, LL16 4HU**

**£749,500**

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**EPC - D68**

**Council Tax Band - C**

**Tenure - Freehold**

# SUMMARY

Video Tour Available... Williams Estates are delighted to offer a rare opportunity to purchase a beautifully presented colonial style character property situated in an idyllic setting with breathtaking views over the open countryside, Clwydian Range and Moel Famau. This immaculate family home boasts many original character features married with the convenience of modern living. EPC Rating D55.



## Description

The hub of the home comes in the form of a stunning kitchen/ breakfast room with conservatory off, three reception rooms, three bathrooms and is set over three floors. Further benefits include oil fired central heating, double glazing and parking for four cars. Simply Must Be viewed. Epc D 55

Located in a rural setting in the village of Bodfari, which offers local amenities including a primary school, a popular refurbished inn and restaurant and the medieval Church of St Stephen and close to the Offa's Dyke path and offers local scenic countryside walks. The property is also conveniently placed to access a wider range of schooling, shopping, medical and leisure facilities in the nearby towns of Denbigh and Mold and the City of St Asaph. In addition, the A55 expressway is a short drive away offering good transport links to the North Wales Coast, Chester & Beyond.

## Accommodation

Steps from the car parking area lead up to the covered entrance porch and leads to a uPVC door with side panel adjacent into:

### Entrance Hallway

An impressive hallway with radiator, power points, oak flooring and oak staircase leading to the first floor accommodation

### Lounge

13'9" x 12'0" (4.19 x 3.66 (4.193 x 3.655))

With box bay uPVC window to the front elevation enjoying fabulous panoramic views, radiator, power points and feature fireplace with open hearth

### Dining Room

23'11" x 9'8" (7.29 x 2.95 (7.281 x 2.957))

Having box bay uPVC window to the front elevation, power points and dual aspect radiators. uPVC window to the side elevation

### Study

14'8" x 11'10" (4.47 x 3.61 (4.461 x 3.604))

Having uPVC window to the side elevation, power points, dual aspect radiators and uPVC French doors leading out to the patio area





**Kitchen/Breakfast Room**  
 21'10" x 18'8" (6.65 x 5.69)  
 (11'10" x 11'4" minimum)

A fabulous family room with a range of wall, drawer and base units with complimentary work surfaces over, breakfast bar, electric hob with extractor fan over, electric oven, integrated dishwasher and microwave. Tiled flooring, void for American fridge freezer and plumbing for washing machine. Four uPVC windows and uPVC door giving access to the rear patio. Under floor heating.

**Conservatory**  
 15'10" x 9'1" (4.83 x 2.77)

uPVC construction with French patio doors leading out to the patio area, tiled flooring with under floor heating and cupboard housing the oil central heating boiler and offering hanging space. Under floor heating.

**Downstairs cloak**

In white comprising low flush w.c, wash basin set in vanity unit and tiled flooring

**First Floor Landing**

A impressive oak turned staircase with large uPVC window to the side elevation enjoying panoramic views, radiator, uPVC French doors leading to the outside balcony and oak staircase leading to the third floor.

**Balcony**

A fabulous balcony with great views and tiled floor

**Master bedroom**  
 13'11" x 12'1" (4.24 x 3.68)

Having radiators, power points, uPVC sash window to the side elevation and uPVC box bay window to the front elevation overlooking the stunning views.

**Family bathroom/ En-suite**  
 10'10" x 9'8" (3.30 x 2.95)

A four piece suite in white comprising low flush w.c, wash basin, large shower cubicle, jacuzzi bath, extractor fan, fully tiled walls and uPVC sash window to the side and rear.

**Bedroom Two**  
 18'7" x 11'8" (5.66 x 3.56)

Having radiators, power points, loft access hatch, uPVC sash windows to the side and rear elevation.

**Bedroom Three**  
 14'2" x 10'4" (4.32 x 3.15 (4.321 x 3.143))

Having box bay uPVC window to the front elevation again enjoying panoramic views, radiator and feature fireplace



#### Bedroom Four

9'11" x 9'7" (3.02 x 2.92)

With radiator, power points and uPVC sash window to the side.

#### Shower Room

8'10" x 6'3" (2.69 x 1.91)

A white suite with vanity unit housing the wash basin and W.C, heated towel rail, corner shower cubicle, tiled flooring, fully tiled walls and uPVC sash window to the side.

#### Third Floor Landing

With storage cupboard, Velux window to the front and accommodation off.

#### Bedroom Five

16'4" x 10'10" (4.98 x 3.30)

Having power points, storage heater and Velux windows to each side.

#### Bedroom Six

16'3" x 9'5" (4.95 x 2.87)

Having power points, storage heater and Velux windows to each side.

#### Outside

Set in just under an acre, this is naturally separated into many different spaces and with many varied aspects and spots for shelter, depending on the weather. The planting consists mainly of mature shrubs, orchard and spaces for additional colour. There are also two greenhouses, potting shed and raised pond.

To the rear of the property is a large patio area great for Alfresco dining.

Further benefits include ample parking to the front with electrical charger and solar panels.

The oil tank is located to the rear of the property.

#### Alpine Summer house

11'7" x 9'6" (3.53 x 2.90 (3.52 x 2.89))

Having Wood French doors and wood flooring





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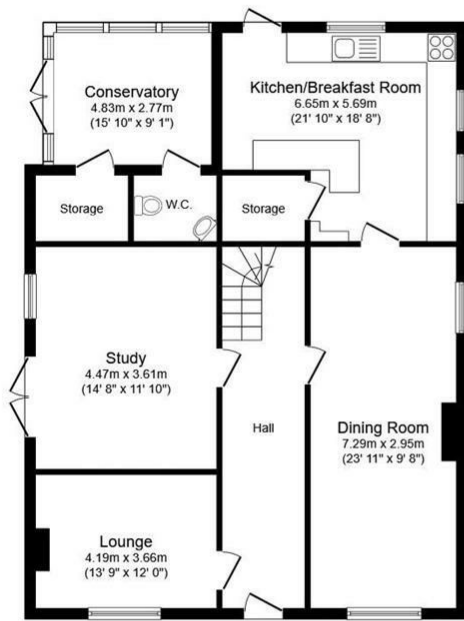
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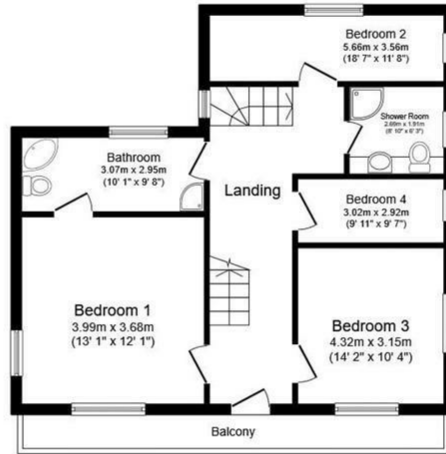
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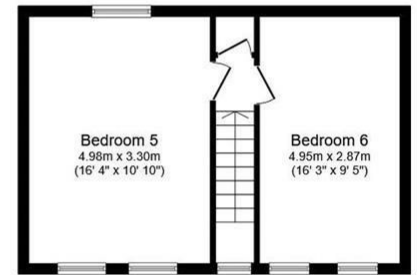
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 191.8 sq.m. (2,065 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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