williams estates

1 Warren House Mold Road, Bodfari, LL16 4DP

£625,000

6 2 1 E

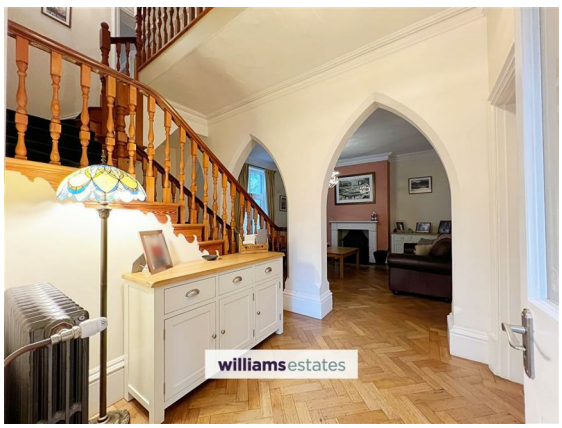
EPC - E47 **Council Tax Band - G** **Tenure - Freehold**

Mold Road, Bodfari
6 Bedrooms - House

Warren House is an exquisite Victorian semi-detached property located in an Area of Outstanding Natural Beauty, within close proximity from the iconic Offa's Dyke Path. This historic residence was once the home of Captain Vivian Hewitt, the pioneering aviator renowned for being the first to fly across the Irish Sea.

This property boasts an abundance of character, preserving many original features that enhance its charm, including Gothic arches in the reception hall, period fireplaces, intricate ceiling roses, classic sash windows, and elegant coving. The entrance porch, a standout feature, was designed by the renowned Sir Clough Williams-Ellis, celebrated for his creation of the iconic Italianate Welsh village, Portmeirion.

A six bedroom semi-detached character property located in the semi-rural village of Bodfari. Being within close proximity to a school and the Dinorben Arms restaurant. Bodfari has easy access to the towns of Denbigh, Ruthin and Mold via the A541, B5429 and further afield via the A55 expressway. The property comprises of a reception hall, living room, kitchen/diner, utility room, laundry room, downstairs cloakroom, six bedrooms and two bathrooms. To the outside is a shared outdoor swimming pool which is not included in the site boundary, but is shared under a license agreement with the attached neighbouring property, outbuilding with two garages and a large rear garden. Viewing is highly recommended to appreciate this fantastic property. EPC Rating E47.



Accommodation
7'3" x 4'10" (2.233 x 1.489)
Original glazed door leading into entrance porch, with a single glazed picture window to the side elevation and two doors off to reception hall and cloakroom.

Cloakroom
Having an expansive obscure uPVC double glazed window to the side, pedestal wash basin, radiator, door leading into W.C, which also has a uPVC obscure window to the side elevation.

Reception Hall
Having oak parquet flooring through to sitting area and living room, staircase leading to first floor and feature arched doorways.

Living Room
23'4" x 15'2" (7.123 x 4.646)
Bright and spacious, with original sash windows retrofitted with double glazing to the front elevation, and french doors leading to the front, coved ceiling, open feature fire place takes centre stage, two double radiators, room for dining table, ample wall sockets and tv point.

Sitting Area
16'0" x 14'0" (4.901 x 4.287)
With a multi fuel cast iron log burning stove on slate hearth, french doors leading to the rear elevation, staircase to the first floor, radiator, ample wall sockets, TV point, and opening into:

Kitchen/Diner
19'7" x 15'0" (5.977 x 4.573)
Comprising of granite worktops, island breakfast bar having butcher block worktop, with space for three stools, provisions for dishwasher, stainless steel sink with mixer tap over, granite splash back, ample wall sockets, matching wall and base units, void for cooker, (range master cooker) complete with tiling surround and extractor fan above, tiled flooring, room for dining table, space for fridge freezer, and a bay window to the side elevation looking over the garden and a double radiator.

Utility/Pantry
10'4" x 5'1" (3.162 x 1.558)
Having steps up from the kitchen to utility, currently utilised as a garden/boot room and pantry, there are glazed windows facing the front, a stable door to the rear and a double radiator, door into pantry which has tiled flooring and recessed down lights.

First floor Landing
Having a turned staircase with doors off to all rooms, staircase continues to second floor, also having a uPVC sash window with double glazing to the side elevation and double radiator.

Laundry Room
11'0" x 6'1" (3.370 x 1.862)
Having a stainless steel drainer sink with mixer tap over, with base units, provisions for washing machine and space for tumble dryer, large sash window with double glazing to the side elevation and double radiator.

Bedroom One
23'4" x 15'2" (7.119 x 4.637)
Large bedroom with a bay original sash window retrofitted with double glazing to the front elevation, open feature fire on slate hearth, high coved ceilings, a double radiator and a separate glazed window to the front.

Bedroom Two
19'6" x 13'8" (5.952 x 4.187)
Bright and airy room with a uPVC sash window comprising of double glazing to the side elevation, two recessed storage cupboards, double radiator and ample wall sockets.

Bathroom
14'0" x 11'0" (4.276 x 3.354)
Hardwood flooring, feature cast iron open fireplace on slate hearth, comprising of a four piece suite, with a freestanding bath tub, corner shower enclosure with glazed panels and fully tiled around, pedestal wash basin with tiled splash back, high flush W.C, chrome heated towel rail, glazed window to the rear and a double radiator.

Bedroom Three
16'1" x 13'7" (4.912 x 4.141)
Bright and spacious double bedroom with an original open feature fire on slate hearth, exposed wooden flooring, exposed timber beams, double radiator and expansive uPVC double glazed windows overlooking the garden and beyond views.

Bathroom (Second Floor)
11'1" x 6'7" (3.397 x 2.018)
Having a four piece suite, with free standing bath tub, corner shower enclosure with glazed sliding door, low level W.C, pedestal wash basin with splash back, chrome heated towel rail, shaving point, double radiator, hardwood flooring and a uPVC sash window with double glazing to the front elevation.

Bedroom Four
15'3" x 11'10" (4.665 x 3.611)
Double bedroom with a uPVC sash window with double glazing to the front elevation, exposed flooring, double radiator and ample wall sockets,

Bedroom Five
16'2" x 12'7" (4.930 x 3.849)
Double bedroom with exposed timber beam, double radiator and a uPVC sash window with double glazing to the rear.

Bedroom Six/Office
15'2" x 9'3" (4.642 x 2.830)
Exposed wooden flooring, double bedroom/office with an original feature open fire place, uPVC sash window with double glazing to the front elevation, double radiator and wall sockets.

Outside
Externally, there are two original single garages which have planning permission to be replaced with a large garage/annexe. A patio area with lawn; a rockery with pond, stone steps leads to up to a vegetable garden with greenhouse and a two storey coach house which had planning permission to be converted into a holiday let, which has now expired. This property is constructed of red bricks and is currently used as storage. It is large enough to be converted in to a 3/4 bedroom property with appropriate planning consent. The coach house benefits separate access from a lane at the rear of the house. Additionally the garden has an orchard with a chicken coop, fruit trees and access to the lane, as well as a woodland to the front, the plot measures approximately 1.7 acres in total.

Directions
what3words link:
https://w3w.co/wades.rebel.river

Cellar
Floor area 54.1 m² (582 sq.ft.)

Ground Floor
Floor area 120.8 m² (1,300 sq.ft.)

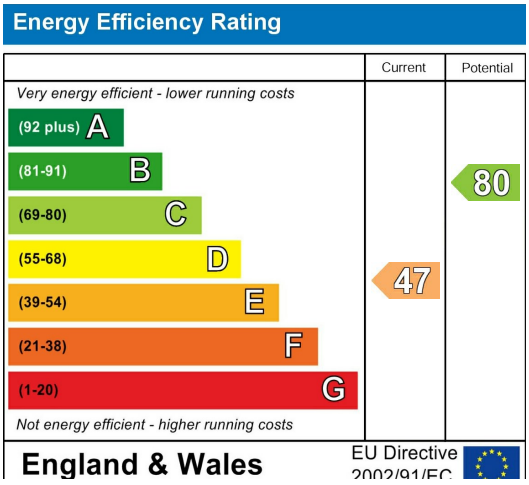
First Floor
Floor area 87.3 m² (939 sq.ft.)

Second Floor
Floor area 83.6 m² (900 sq.ft.)

TOTAL: 345.7 m² (3,721 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



williams estates

Call us on
01745 817417
Denbigh@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.