



Bodlonfa Hall Mews, Rhualt

Offers Over £400,000

🛏 4 🚿 2 🚗 2



This wonderfully characterful four bedroom former 19th century coach house, artfully arranged across three floors with horizon-spanning views over rolling hills and epic greenery, plus a choice of indoor reception spaces and outdoor sun spots is an absolute must view!

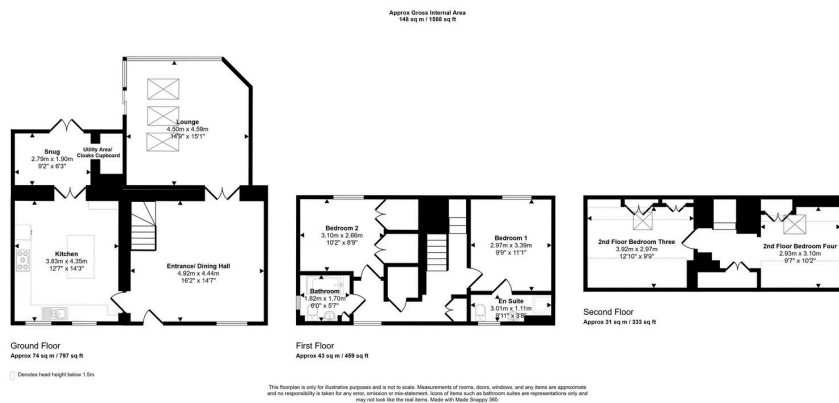
Originally the coach house for the historic Bodlonfa Hall, you're tucked away at the end of a peaceful private access road just outside picturesque St Asaph. Despite your enviably secluded location, the Beach is just a 15 minute drive and Liverpool only forty five via the nearby A55 North Wales Expressway.

Step inside from the extensive walled courtyard and the classic architecture is immediately impressive, with original timber beams overhead, a striking reclaimed sleeper mantelpiece sitting above a working vintage log burner and blonde engineered hardwood running underfoot. Totalling 220 square feet, this is your dedicated dining spot. Explore further and your lounge is larger still, every inch brimming with natural light thanks to a vaulted bank of skylights overhead and a corner set of floor to ceiling picture windows and patio doors, bringing the outside in. More blonde hardwood, recessed spotlights and a tower radiator add contemporary style. Next door and your kitchen completes the ground floor, smartly decked out with oak worktops, a wealth of cabinetry, garden views and a substantial central chef's island. The Snug, a handy little nook with extra storage space, connects you directly to the garden.

Upstairs both bedrooms are doubles, with your principal sleeper including a smart en suite shower room while your family bathroom, smart and spotless in smoky sandstone tiling, sits off the main hall. Upstairs and you have the final pair of bedrooms, both skylit doubles with vaulted ceilings and under eaves storage.

Outdoors - It's a low maintenance, pebbled courtyard affair, with outdoor lighting and power points dining area and a large shed. It all wraps around the rear to connect with your lounge and snug, making for a wide choice of secluded outdoor spots. Head up the timber steps for your raised upper garden, a generous expanse of lawn, brick-walled and complete with decking area.





- Unique and characterful architecture.
- Split level outdoor spaces with expansive views.
- Perfectly placed for hills and beaches.
- Just over 1600 square feet of living space.
- Secluded yet well connected location.



llestates.co.uk
High Street, Rhuddlan LL18 2UA

01745 591811
sales@llestates.co.uk

Important notice: LL Estates. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.