



## Ty Newydd Mold Road

Sodom, Bodfari, LL16 4DU

£795,000



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## Location

Ty Newydd is located in a South facing elevated rural setting close to the Offa's Dyke path and offers local scenic countryside walks. The property is situated between the Town of Caerwys and the village of Bodfari, which both offer local amenities, each including a primary school, post office, cafe, bowling green, children's play area, popular refurbished inns and restaurants along with the medieval Churches of St Stephen and St. Michael. 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 ten-minute drive away offering excellent transport links to the North Wales Coast, Chester & Beyond.

The town of Caerwys is a short distance away and offers a primary school and a bus route which will take you to the neighbouring towns of Holywell, Mold and Denbigh where you will find a wider range of shops, schools and recreational facilities. The A55 is close-by which offers a link-up to the main motorways across the North West Region.

## Accommodation Comprises

The entrance to the property is accessed via a long driveway that offers unobstructed views of the panoramic surroundings. Fencing lines the boundary, ensuring privacy, while leading to a private gravel driveway that accommodates ample off-road parking for multiple vehicles.

A metal gate leads to a concrete pathway leading to the front entrance.

White double doors open into:

### Entrance Hallway

8'2" x 13'1" and 2'11" x 3'24" (2.514m x 3.993m and 0.901m x 9.870m)

UPVC double glazed 'French' doors opens into the reception hallway featuring an archway and a tiled step leading to another hallway area. The hallway includes a textured ceiling, ceiling light point, wall-mounted heating controls, wall light points, a double panel radiator, and stairs ascending to the first-floor rooms. Additionally, there is a storage cupboard housing the hot water tank and is equipped with shelving and an automatic courtesy light.

### Lounge

23'5" x 12'11" (excluding windows) (7.152m x 3.954m (excluding windows))

An elegantly designed room flooded with natural light from the bow window facing the front of the house, featuring side and top openers that offer a stunning view of the surroundings. The room also boasts UPVC double glazed patio doors that lead out to the side garden, creating a seamless indoor-outdoor flow. Inside, the room is adorned with a coved ceiling, adding a touch of sophistication, while wall light points illuminate the space beautifully. A cosy fireplace sits on a tiled hearth, providing warmth and ambience to the room. There is a double panel radiator to keep the room cosy during colder months, and a T.V aerial point for entertainment purposes. This room is the perfect blend of style, comfort, and functionality, making it an ideal space for relaxation and enjoyment.

### Kitchen

14'9" x 9'8" (4.502m x 2.970)

Housing a range of wall and base units with fitted worktops over, stainless steel sink unit with drainer and mixer tap over. Gravity fed oil-fired Rayburn, two hot plates, one oven, one warming oven. Space for electric four ring hob and oven, space for under counter fridge, tiled walls up to half height and tile effect vinyl effect flooring. Dual aspect double glazed windows to the side and rear elevations with views over the gardens and countryside. Wooden door to shelved Pantry 0.8 x 0.9 metres, with electricity meters, fuses and FIT meter from solar panels.

### Utility Area

10'6" x 6'4" (3.222m x 1.953m)

Void and plumbing for washing machine, power points for fridge and freezer, single glazed to the rear elevation, ceiling light and tile effect vinyl flooring.

Wooden door leading to the garden.

### Downstairs W.C

4'11" x 6'9" (1.504m x 2.058m)

Two piece suite comprises: Low flush W.C and pedestal sink unit with PVC splash back and shave socket over. Ceiling light point, double glazed window with top opener to the side elevation, double panel radiator, wall mounted heating control, extractor fan and tile effect vinyl flooring.

### Enclosed Porch/Lean To

17'9" x 6'11" (5.416m x 2.132m)

Wood panelled frontage with single glazed panels, corrugated roof and light point ideal for storage.

### Following From The Hallway

### Shower Room

5'8" x 6'0" (1.736m x 1.844m)

Fitted within the last 12 months; Modern Two piece suite comprises: wash hand basin with mixer tap, shaver socket over and cabinet beneath, double shower with glass privacy screen with waterfall attachment and matching hand attachment. Frosted double single glazed window to the side elevation, PVC paneled walls, chrome heated towel rail, courtesy light and vinyl flooring.

### W.C

2'6" x 6'3" (0.782m x 1.918m)

Low flush W.C, vinyl flooring, Pvc tiled walls, single glazed frosted window to the side elevation and courtesy light.

### Further Shower Room

5'3" x 6'5" (1.601m x 1.978m)

Three piece suite comprises: Shower cubicle with adjustable waterfall shower attachment, low flush W.C and wash hand basin set within vanity and shave socket over. Pvc tiled walls, ceiling light point, frosted double glazed window to the rear elevation, double panel radiator and vinyl flooring.

### Dining Room

15'10" x 12'11" (4.839m x 3.957m)

Double glazed UPVC window to the front elevation boasting a panoramic view of the farmland and Moel y Parc opposite with TV mast, feature recess archway fitted with shelving, coved ceiling, fitted in place for ceiling light point but is currently utilised as candelabra and a single panel radiator.

### Office

17'7" x 9'9" (5.366m x 2.990m)

Double patio doors leading out to the side elevation, textured ceiling, feature coloured window overlooking the hallway, wall light points and double panel radiator.

### Ground Floor Bedroom

12'10" x 17'8" (3.926m x 5.396m)

Good sized room with UPVC window with side and top openers overlooking the breathtaking view, double panel radiator, textured ceiling, ceiling light point and with two bedside wall light points.

### Stairs From Hallway Rise To

### Landing

Split level landing with textured ceiling, with textured walls, ceiling light point, double glazed window to the rear elevation and hanging storage cupboard.

### Bedroom Two

17'7" x 12'7" (5.366m x 3.848m)

'Velux' window to the front elevation, dual aspect with feature double glazed window to the front elevation and double glazed window to the rear elevation, ceiling light point and single panel radiator.

### Bedroom Three

15'2" x 10'6" (4.641m x 3.203m)

'Velux' window to the rear elevation, ceiling light point, textured ceiling, single panel radiator and hanging storage.

Door leading into

### Storage Room

14'3" x 6'6" (4.356m x 2m)

Could be utilised as storage cupboard and has been used as occasional bedroom use. Access to "eaves" with fluorescent light fitting., solar panel meter and fuse box, exposed floorboards, 'Velux' window allowing sight of the panoramic views, two ceiling light point and exposed chimney breast.

Tel: 01352 711170

### Shower Room

4'10" x 5'3" (1.482m x 1.607m)

Fitted with a three piece suite comprising wash hand basin with shaver socket over, low flush W.C and corner shower cubicle with sliding privacy screen and mains shower head. Ceiling light point and extractor fan.

### Workshop

19'6" x 9'10" (5.956m x 3.022m)

Ideal for craft work, with sink, drainer and central drain in painted concrete floor. Wooden door leading to the front elevation with double glazed window with double glazed window with top opener to the side elevation and void and plumbing for washing machine and drier. Single panel radiator, two light point, storage cupboards built in and electric fuse box.

Double wooden doors leads into:

### Double Garage

24'5" x 10'11" (7.452m x 3.336m)

Electric points for multiple freezers, pipework feeding from the boiler, up and over garage door, two windows to the rear elevation and one to the side elevation, mechanics pit.

### Outside

#### THE BARN

The current owners transformed the barn to accommodate their alpaca spinning business, ensuring that each step of the process could be efficiently carried out within different sections of the barn. An opportunity presents itself for further conversion of the barn, potentially creating a living space suitable for individuals seeking assisted living arrangements or for entrepreneurs interested in establishing an Airbnb business on the premises. All floors in converted rooms are non-slip painted concrete. Roofing is steel box section, except for raised end, which is corrugated iron.

Wooden Door leads into:

### Main Entrance

12'1" x 12'0" (3.686m x 3.666m)

Wooden door leading into the main entrance to the barn with double panel radiator, ceiling light point, concrete flooring and double glazed window to the front elevation. Door into:

### Main Hall

36'1" 1085'11" x 21'9" (11.331m x 6.650m)

The main hall, once used for spinning alpaca wool, is ideal for conversion into assisted living accommodations, offering ample space for a living room and dining area. The hall features multiple ceiling light points, eight double panel radiators, concrete flooring, two double-glazed windows at the rear, and a spacious storage cupboard measuring 1.708m x 1.728m. A fire exit leads to a wooden hallway at the rear.

### Kitchen

12'0" x 12'5" (3.661m x 3.795m)

Again having great potential for conversion to create a much bigger kitchen space for those requiring assisted living. Currently housing a range of base units one with a tiled work surface and one having complimentary granite effect work surface. Belfast sink unit with wall mounted over sink water heater, double panel radiator, concrete flooring, ceiling light point, double glazed window to the front elevation with wooden sill, wooden sill picture rail power points and textured wall.

### Boiler Room

11'11" x 12'0" (3.651m x 3.673m)

Renewable energy source creating providing heating. Large OekoFen boiler, with 6 Tonne wood pellet storage hopper, heating both house and "barn", double glazed window to the front elevation, concrete flooring, ceiling light point, double panel radiator and textured walls. Renewable energy classed so currently in receipt of Ofgem payment per KWh of heating.

### Second Conversion Barn

21'8" x 13'3" (6.620m x 4.063m)

Previously utilised to dry the alpaca wool however would be ideal for a bedroom conversion housing multiple ceiling light points, two double panel radiators and one single panel radiator, concrete flooring.

Door leading into:

### Converted stable

11'6" x 11'11" x (3.526m x 3.637m x )

Currently used for storage but has the potential to be bathroom or walk in wardrobe space, with ceiling light points, double panel radiator, double glazed window to the front elevation and concrete flooring.

Wooden door leading to the front elevation.

### Unconverted Barn area

21'10" x 11'3" (6.658m x 3.443m)

Double wooden doors from the second Barn Conversion leads into the unconverted barn area. Light points.

Stable door leads into:

### Stable

11'11" x 12'0" (3.653m x 3.669m)

For those seeking equestrian facilities, the barn includes two stables, one of which still features built-in chicken coops. Both stables boast a steel box section roof, a window on the front elevation, and a stable door providing front access.

### Shed

22'2" x 13'1" (6.777m x 3.996)

Previously utilised for lorry storage, the barn features an exceptionally high corrugated ceiling and a durable concrete floor. Two double corrugated iron doors provide side access. A wooden stable door leads to the second stable.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.