



Pandy, Bodfari, Denbigh LL16 4BS

£600,000

MONOPOLY BUY SELL RENT are delighted to offer for sale this substantial detached country cottage, enjoying a stunning rural setting with far-reaching countryside views. Full of charm and character, the property boasts beautifully versatile accommodation including four double bedrooms, four reception rooms and four bathrooms, making it ideal for family living or those seeking generous space in a peaceful location. Character features such as exposed beams and an impressive inglenook fireplace add warmth and personality throughout.

At the heart of the home is a superb Aga kitchen with island opening into a conservatory, perfectly placed to enjoy the outlook over the mature landscaped grounds and south-facing rear garden. With ample driveway parking and a double garage with internal access, this is a rare opportunity to acquire a spacious and distinctive countryside home in an exceptional setting.

- Substantial Countryside Home
- Character Features Throughout
- Versatile Living Accommodation
- Aga Kitchen with Island and Conservatory
- Large Driveway Parking
- Stunning Rural Views
- Inglenook Fireplace & Beams
- Multiple Bathrooms & Reception Rooms
- Double Garage with Internal Access
- Mature Landscaped Grounds



Entrance Hallway

A welcoming and spacious hallway with tiled flooring and wooden doors leading to the principal rooms. A turned staircase rises to the first floor, while two useful under-stairs cupboards provide excellent storage. Additional features include wall lighting, a recessed display shelf and access through to the integral garage.

Living Room

A cosy and characterful reception room featuring a stone-effect fireplace with gas fire, exposed ceiling beams and a window to the side elevation. A perfect retreat or informal sitting room.

Dining Room

Stepped down from the hallway, this generously sized dining room enjoys a dual aspect with windows to the front and rear, alongside charming arched feature windows. Finished with wood-effect flooring and exposed beams, the room comfortably accommodates a large dining table for entertaining.

Lounge

A truly spectacular main lounge boasting a striking inglenook fireplace with multi-fuel burner set on a slate hearth with an attractive timber beam above. The room is flooded with natural light via dual aspect windows and sliding patio doors opening onto the rear garden, with exposed beams enhancing the overall character.

Kitchen

A traditional yet well-equipped kitchen fitted with a range of wooden units and granite worktops, complemented by a central island offering additional storage. Features include a green Aga, twin sink, pantry cupboard and space for an American-style fridge freezer. French doors lead directly into the conservatory, creating a sociable flow.

Conservatory

A bright and spacious addition with tiled flooring and a polycarbonate roof, enjoying uninterrupted views over the garden and surrounding countryside. French doors connect to the kitchen, with an additional external door providing garden access.

Utility & Cloaks Area

A highly practical space with stainless steel sink, worktops and storage, along with plumbing for washing machine and dryer. The oil boiler and water tank are housed here, and a large window frames attractive countryside views.

Office

A versatile ground floor room with tiled flooring, fitted storage, shelving and a window overlooking the rear. Ideal for home working or study use.

Ground Floor Shower Room

A Victorian-style suite comprising a wall-mounted sink, WC and walk-in shower with electric unit. Finished with tiled flooring, decorative wall tiling and a privacy window.



Landing

A unique Z-shaped landing with three skylights allowing natural light to flood the space. Offering multiple storage cupboards and access into the eaves, with a step leading up to the bedroom areas.

Master Bedroom

A stunning triple-aspect principal bedroom enjoying panoramic countryside views, with high ceilings and exposed beams creating an impressive sense of space.

Bedroom 2

A generous double bedroom with high ceilings and exposed beams, overlooking the rear garden, with additional decorative window detail to the front and ample space for storage.

Bedroom 4

Features an apex roof, fitted storage and a window with a deep sill overlooking the rear garden. Currently used as a dressing room.

Family Bathroom

A well-appointed bathroom featuring a panelled bath, pedestal sink and WC, complemented by tiled flooring, decorative wall tiling, skylight and built-in storage.

Bedroom 3

A flexible bedroom with oak flooring, multiple skylights and access to the outside via a stone staircase. Currently used as a secondary lounge, but could also be a granny annex or air bnb for potential guest space with slight adjustments.

Second Shower Room

Stylish black and white suite with tiled flooring, column-style sink, WC and generous shower enclosure with thermostatic shower, finished with a skylight.

Second Bathroom

Characterful bathroom featuring a claw-foot bath, pedestal sink and WC, with tiled flooring, decorative detailing and skylight.

Garage

A double garage with concrete flooring, lighting and electric door, with the added benefit of internal access directly into the house.

Externally

The property is approached via a chipped driveway providing ample parking for several vehicles and access to both the house and garage.

A wooden gate leads you to the rear, the south-facing garden is a true highlight, featuring lawns, mature borders, blossom trees and a man-made pond. Additional features include an outbuilding, outside WC, oil tank and concrete footings for a shed, all enjoying open views across the surrounding countryside.









MONOPOLY

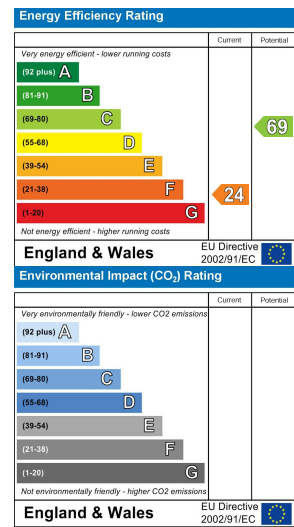
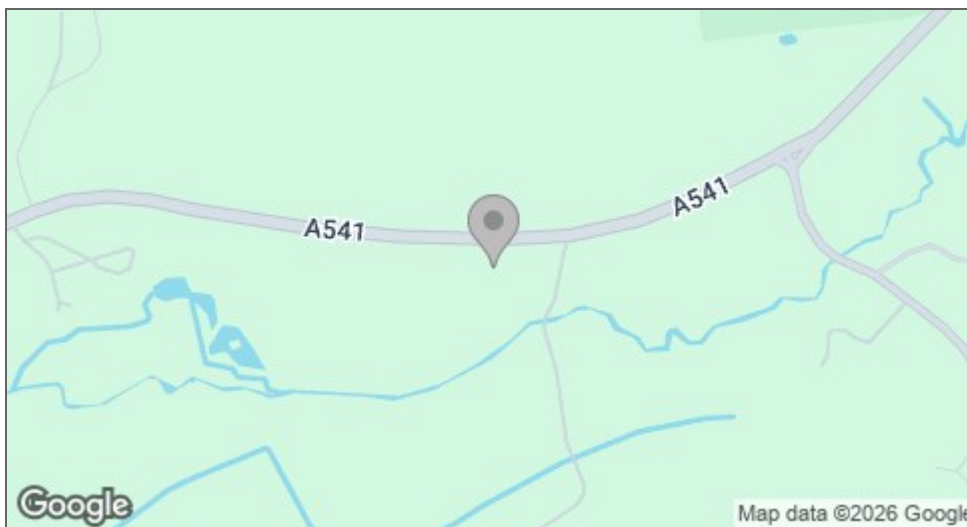
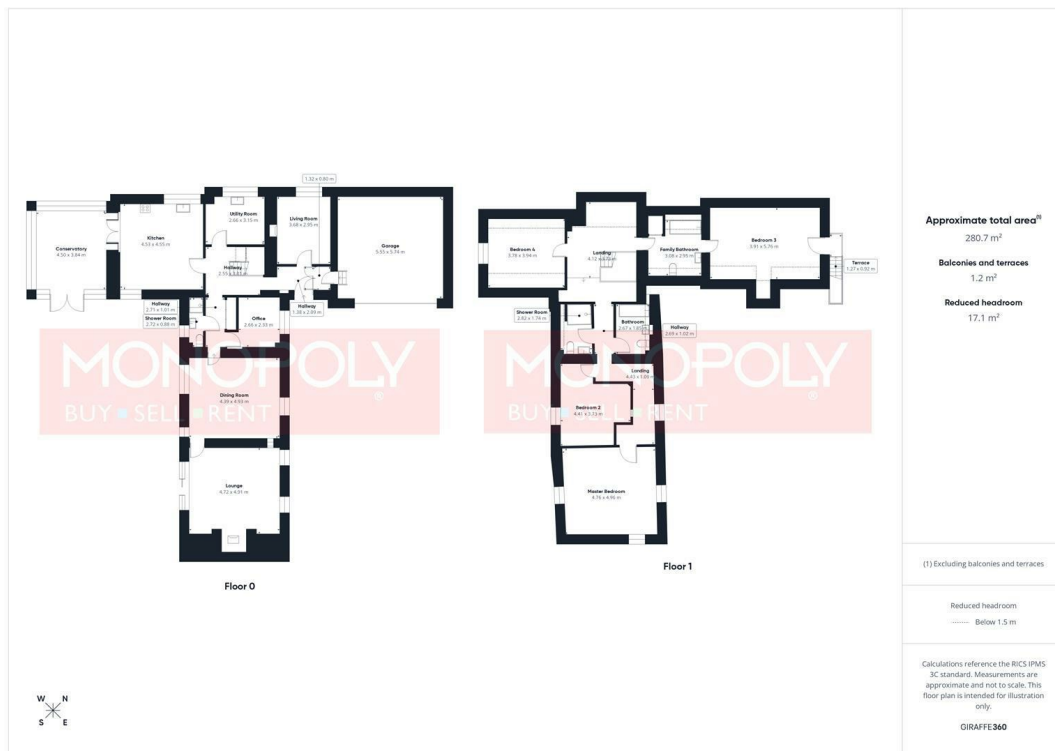
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