



## Southcroft

Glascoed Road, St Asaph, Denbighshire, LL17 0LH



# Southcroft

Glascoed Road, St Asaph,  
Denbighshire

Guide Price - £900,000

Southcroft is a truly superb Grade II Listed residence offering 6/7 bedrooms and an abundance of character, charm, and versatility. Set within a generous plot of approximately 1.6 acres, the property enjoys beautifully maintained lawned gardens, mature woodland, and extensive off road parking, creating a private and picturesque setting. The original property is believed to date back to around 1780 and served as a coaching inn along the historic highway from St Asaph. Today, Southcroft stands as a fine example of period architecture blended with modern living. The accommodation is both spacious and flexible, appealing to a wide range of buyers, from families and those requiring space for a dependent relative, plus individuals seeking a unique opportunity for Airbnb or guest hosting. The property benefits from two entrance halls to the south elevation, as well as a rear northerly entrance from the gardens leading into the reception sitting room. Internally, the layout includes a large drawing room with a striking high level ceiling, a breakfast kitchen, snug, formal dining room, reception sitting room, and a substantial utility/second kitchen. The second entrance hall provides access to a ground floor bedroom and a study/sitting room or additional bedroom, offering excellent potential for a self contained suite. To the first floor, there are five well proportioned bedrooms, a family room, and a bathroom, all arranged to suit a variety of lifestyle needs.

Externally, the property continues to impress with ample driveway parking and turning space, a large garage measuring 23'0 x 15'9, an additional garage, and a pergola featuring an inset cedarwood hot tub. Further outbuildings include multiple log stores, storage sheds, and a sunken patio, perfect for outdoor entertaining and relaxation.

Southcroft presents a rare opportunity to acquire a home of historical significance with exceptional living space and grounds, all set within a highly desirable location.







### LOCATION

Nestled in the heart of the Denbighshire, St Asaph is one of the UK's smallest cities by population, yet rich in history and character. Known for its 13th-century cathedral, the smallest ancient cathedral in Britain, St Asaph offers a peaceful blend of spiritual heritage, rural beauty and community warmth. Despite its city status, St Asaph retains the feel of a close-knit community, making it an ideal base for exploring North Wales, from the Clwydian Range to the nearby coastal towns of Rhyl and Abergelge.

### ACCOMMODATION

Entry to the property is via the front or rear having two entrance hall and a northerly reception sitting room.

### ENTRANCE HALL

Glazed door through to the entrance hall, having oak flooring, radiator and staircase to the first floor.

### DRAWING ROOM

Large formal reception room with sash windows to both front and side, a feature high level ceiling, cast iron fire set in a beautiful fireplace and two radiators.





### **BREAKFAST KITCHEN**

Fitted with a modern comprehensive range of wall, base and drawer units, contrasting worksurfaces, single drainer sink unit with a mixer tap over, two electric ovens and two integrated microwaves, electric hob and extractor, dishwasher and fridge/freezer, tiled splash backs, beam ceiling, two windows to rear.

### **SNUG**

Impressive window bay with sash windows to side, cast iron burner, timber mantel, radiator.

### **DINING ROOM**

Window to rear, radiator, storage cupboard and radiator.

### **RECEPTION/SITTING ROOM**

Approached from the rear gardens on the northerly side of the property, glazed door and side windows, slate hearth, beamed ceiling, wood block flooring, access to second entrance hall and utility/second kitchen.

### **UTILITY/SECOND KITCHEN**

Wall, base and drawer units, contrasting worksurfaces, single drainer sink unit, electric oven, electric hob, plumbing point for a washing machine, space for a tumble dryer, window and door to rear.

### **SECOND ENTRANCE HALL**

Approached via the Southerly elevation having a radiator, stairs to the first floor with a useful storage cupboard beneath

### **STUDY/BEDROOM**

Splayed bay with sash windows to side, radiator.





### **BEDROOM 6**

Sash window, decorative cast iron fireplace, complementary surround and mantel, radiator.

### **FIRST FLOOR LANDING**

Having a WC comprising WC, wash hand basin, radiator and window.

### **BEDROOM 1**

Splayed bay with sash windows to side, radiator.

### **BEDROOM 2**

Sash window to rear, built in cupboards, radiator.

### **SHOWER ROOM**

Shower cubicle with a mains shower, wash hand basin, radiator, window to front.

### **FAMILY ROOM**

Splayed bay with sash windows to rear, cast iron fireplace with marble surround, radiator.

### **BATHROOM**

Freestanding roll top bath with a mixer tap and a handheld shower head, shower cubicle with a mains shower, WC and wash hand basin, airing cupboard, sash window to rear.

### **BEDROOM 3**

Sash window to front, decorative cast iron fireplace, built in wardrobe, radiator.

### **BEDROOM 4**

Sash window, decorative cast iron fireplace, radiator.







## OUTSIDE

Southcroft is approached via an impressive sweeping driveway, offering extensive parking and generous turning space. A paved frontage leads to the main entrance, framed by a decorative walled boundary and a charming wrought iron pedestrian gate, enhancing the property's kerb appeal.

Externally, the home benefits from a substantial garage measuring 23'0 x 15'9, alongside an additional single garage. The grounds also feature a pergola housing an inset cedarwood hot tub, perfect for outdoor relaxation, as well as log stores and a practical storage sheds.

## GARDEN

To the rear of the property, expansive formal lawned gardens create a picturesque setting, seamlessly extending into a generous woodland area that offers both privacy and natural beauty. A paved walkway leads to the rear entrance and to a sunken patio, an ideal space for outdoor dining and relaxation.

## LAND

Approximately 1.6 acres in total.

## SERVICES

Mains electric and water, oil heating, private drainage.

## COUNCIL TAX

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## EPC

E





## DIRECTIONS

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## APPROXIMATE DISTANCES

Rhyl train Station - 6.3 miles

Chester - 28.4 miles

Liverpool Airport - 48.8 miles

Manchester Airport - 57.5 miles

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

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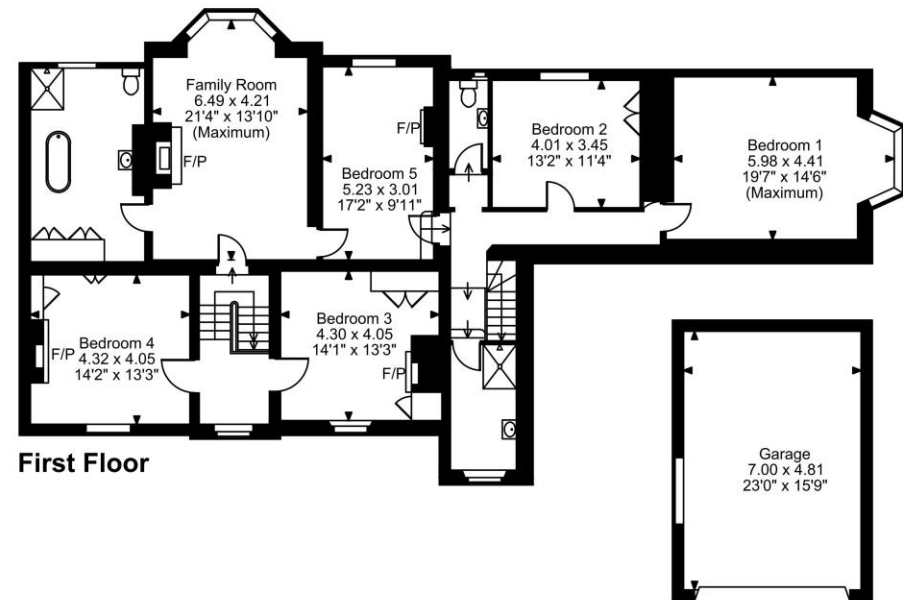
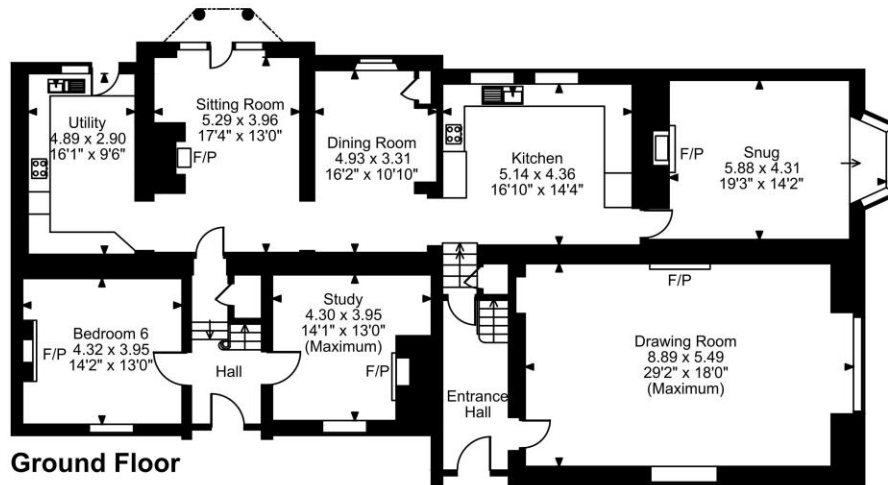
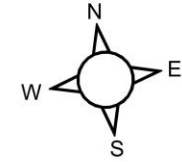
**Southcroft, Glascoed Road, St. Asaph**

**Approximate Gross Internal Area**

**Main House = 4272 Sq Ft/397 Sq M**

**Garage = 362 Sq Ft/34 Sq M**

**Total = 4634 Sq Ft/431 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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