



Haulfryn, Bodfari

Offers Over
£425,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

A beautifully renovated four-bedroom turnkey family home in Bodfari, Denbighshire – with a converted outbuilding, solar panels, air source heating & further loft potential

Some homes offer space, others offer location, and every now and again, you come across one that offers a wonderful combination of both, with the added bonus of having all the hard work already done for you, perfectly positioned on the edge of the picturesque village of Bodfari, surrounded by the stunning North Wales countryside.

If you've been dreaming of a home where you can simply unpack, put the kettle on and start enjoying your next chapter, without spending your weekends surrounded by paint tins, dust sheets and builders, this one might just be what you've been waiting for.

Having undergone an extensive renovation, this wonderful property offers the perfect blend of modern comfort, generous living accommodation and thoughtful energy-conscious improvements, including an air source heat pump and solar panels. And with four bedrooms, three reception rooms, a separate converted outbuilding and an impressive boarded loft offering further potential, there's certainly no shortage of possibilities.

A Home That Works Around Your Lifestyle, one of the things that makes this property so appealing is just how much flexibility it offers, with three reception rooms, there's room for everyone to enjoy their own space without feeling on top of one another.

Imagine those chilly autumn afternoons and cosy winter evenings, curled up on the sofa with the log burner crackling away, a warm drink in hand and nowhere else you'd rather be... the kind of room where you can shut the door on the world, put your feet up and simply enjoy being home.

With three reception rooms, there's also plenty of space for entertaining family and friends, creating a separate snug for movie nights or giving the children their own space to enjoy, and that's the beauty of this home. Whether it's a house full of laughter and family gatherings or a quiet Sunday afternoon by the fire, there's a space for every occasion and every stage of life.

Or maybe you've always wanted a reading room, a playroom or somewhere peaceful to escape with a good book and a cup of coffee, that's the beauty of having this much space. You get to decide how it works for you.

At the heart of the home is the beautifully renovated kitchen, complete with built-in appliances, creating a stylish and practical space for everyday living. Whether you're preparing a Sunday roast, enjoying a leisurely breakfast or catching up with family over dinner, this is somewhere that can become a real hub of the home, and because we all know family life isn't always as picture-perfect as the photographs, there's also a separate utility room, providing that all-important practical space for laundry and everyday essentials.





Four Bedrooms, Built-In Storage and Plenty of Possibilities

With four beautifully presented bedrooms, this home offers the space and flexibility that modern family life demands. And there's another thoughtful touch that makes everyday living that little bit easier, all four bedrooms benefit from built-in wardrobes, providing valuable storage without compromising on floor space.

No more trying to squeeze bulky wardrobes into bedrooms or wondering where on earth everything is going to go. It's already been taken care of! Whether you're accommodating a growing family, welcoming overnight guests or simply enjoying having a little extra space, each bedroom offers a practical and comfortable place to call your own.

The principal bedroom also benefits from its own ensuite shower room, while a separate family bathroom serves the remaining bedrooms. It's these thoughtful details, alongside the extensive renovation, that make this such an appealing turnkey family home in Bodfari, somewhere you can unpack, settle in and start enjoying life from day one.

And There's Even More Space to Discover...

Just when you think this home couldn't possibly offer any more, there's another surprise waiting upstairs! A huge boarded loft space, complete with Velux roof windows, offering fantastic additional storage and exciting possibilities for the future. Perhaps you've always dreamed of an additional bedroom, a peaceful home office, a hobby room or even your very own retreat away from the rest of the household? Subject to the necessary planning permissions, building regulations approval and structural suitability, this generous loft could offer potential for further conversion into additional living accommodation.

And that's what makes this property so interesting. Not only does it provide an abundance of space for family life today, but there's also the possibility of adapting it as your needs change over the years. A home that could grow with you.

Modern Comfort with Energy-Conscious Features

A beautiful home is one thing, but a home that's been thoughtfully updated for modern living is even better. Alongside the extensive renovation, the property benefits from an air source heat pump and solar panels, two increasingly sought-after features for buyers looking for alternatives to traditional heating systems. These improvements add another dimension to this turnkey family home, combining modern technology with the charm of countryside village living. It's about creating a home that's comfortable to live in today while being mindful of how we heat and power our homes in the future.



And Just When You Think You've Seen It All...

There's another rather exciting feature waiting outside. A separate converted outbuilding. And this is where you can really let your imagination run wild! Have you always wanted to work from home but struggled to find somewhere away from the distractions of family life? Perhaps you've dreamed of your own gym, creative studio, hobby room or somewhere to run a home-based business, subject to any necessary permissions. Maybe you have teenagers who would love their own games room, or perhaps you simply fancy a little retreat where you can enjoy some peace and quiet. Whatever your plans, this additional building opens up a whole new world of possibilities, subject to any relevant consents for your intended use.

It's not often you find a beautifully renovated four-bedroom home that offers this kind of extra flexibility, and it's certainly a feature that makes this property stand out.

Of course, finding the right home isn't just about what's inside its four walls. It's about the lifestyle waiting outside your front door.... and Bodfari has plenty to offer.

Nestled in the beautiful Vale of Clwyd, within the Clwydian Range and Dee Valley National Landscape, Bodfari is a charming North Wales village surrounded by rolling countryside, scenic walking routes and some truly lovely rural landscapes.

For those who enjoy spending time outdoors, the nearby Clwydian hills and Offa's Dyke Path provide wonderful opportunities for walking and exploring.

Imagine swapping busy streets for countryside walks, enjoying fresh air on your doorstep and coming home to the peace of village life.

Whether it's a weekend walk, exploring the surrounding countryside or simply appreciating the slower pace of rural living, this is a location that encourages you to get outside and enjoy your surroundings. Yet despite its rural setting, Bodfari remains conveniently placed for everyday amenities.

The historic market town of Denbigh is within easy reach, offering independent shops, supermarkets, cafés, schools and leisure facilities. The cathedral city of St Asaph is also nearby, providing further amenities and access to the A55 North Wales Expressway, connecting you towards Chester, the North Wales coast and the wider road network.

It's a wonderful balance for buyers looking to enjoy countryside living without giving up the convenience of nearby towns and transport connections.

More Than Just a House... A Place to Call Home...

What makes this property special isn't simply the fact that it has four bedrooms, three reception rooms or even that fantastic converted outbuilding. It's the lifestyle all of those features could create. It's having enough room for the family to grow, somewhere to entertain friends, somewhere to work, and somewhere to enjoy a little peace and quiet. It's those cosy winter evenings gathered around the log burner, the convenience of built-in storage in every bedroom, a separate utility room for the everyday essentials and the flexibility of having multiple living spaces. It's knowing that the extensive renovation has already been carried out, allowing you to spend your weekends making memories rather than tackling another DIY project. And it's having that extra loft space and converted outbuilding, offering possibilities that could evolve alongside your family and your lifestyle.

All of this, set against the backdrop of one of Denbighshire's lovely rural villages.

Four bedrooms, three reception rooms, a fully renovated turnkey interior, built-in wardrobes in every bedroom, a stylish kitchen with integrated appliances, a cosy log burner, air source heating, solar panels, a huge boarded loft with Velux windows and potential for further conversion, and a versatile separate converted outbuilding. All perfectly positioned on the edge of the picturesque village of Bodfari, North Wales.

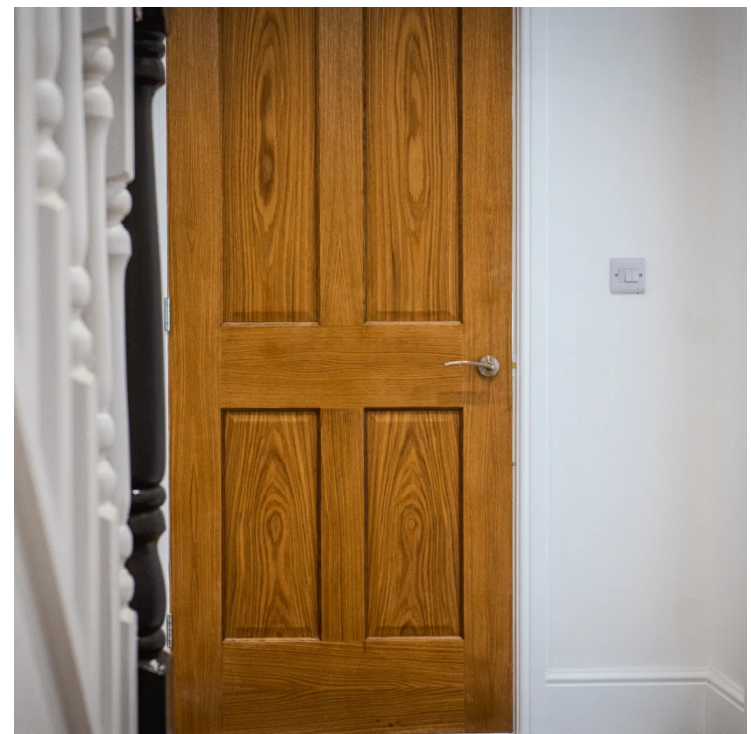
If you're searching for a turnkey four-bedroom family home for sale in Bodfari, Denbighshire, with modern energy-conscious features, generous living accommodation, a converted outbuilding and exciting potential for the future, this is one you'll want to see for yourself.

Because sometimes, finding the right home isn't about changing the house to fit your life. It's about finding one that already offers the space, comfort and possibilities to make your next chapter something special.

Come and take a look. I think you'll be pleasantly surprised by just how much this home has to offer.

Property Type: Detached House

- On onward chain
- Stunning turnkey detached four-bedroom family home in Bodfari, Denbighshire extensively renovated throughout. Beautifully presented and move-in ready
- Energy-conscious home with air source heat pump and solar panels
- Three spacious reception rooms with cosy log burner in the lounge
- Modern fitted kitchen with integrated appliances and separate utility room
- Four generously proportioned bedrooms, all with built-in wardrobes
- Ensuite, contemporary family bathroom and downstairs W.C
- Huge fully boarded loft with Velux windows – further conversion potential (STPP) and converted outbuilding with shower room.
- Picturesque Bodfari village location in North Wales, convenient for Denbigh, St Asaph and A55 links
- Off road parking, and wrap around garden











Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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