

**Cornelyn Castell, Bodfari, Denbighshire,  
LL16 4HT**

**Offers in the region of £650,000**

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**EPC - E43**

**Council Tax Band - G    Tenure - Freehold**



## SUMMARY

NO ONWARD CHAIN - \*Potential To Rent Nearby Land\* - Cornelyn is a stunning, architect-designed detached three-bedroom country home with a large detached garage, set within an Area of Outstanding Natural Beauty and situated at the foot of Moel-Y-Parc, the Welsh Government has commissioned NRW to evaluate the case for the proposed new National Park by 2026. Purposefully designed to maximize breathtaking, panoramic views across the Vale of Clwyd & Moel-Y-Parc, extending towards the Snowdonia Mountain range and the distant coastline, this property offers a true connection with its surroundings. Nestled on a generous plot, it boasts beautifully landscaped, well-stocked gardens, along with expansive lawned areas. The residence is fully double-glazed, offering bright, spacious, and airy living spaces that provides comfort in this idyllic countryside retreat. Further benefits include fast fibre broadband. EPC Rating E43.





### Covered Porch

Recessed front entrance porch with brick arch, quarry tiled floor and wood panelled front door with double glazed windows to either side.

### Entrance Porch

Door to study and dining room. Coved ceiling. Radiator .

### Study

6'11" x 5'11" (2.11 x 1.82)

Window to side elevation. Coved ceiling, telephone point and Radiator.

### Dining Room

13'9" x 13'8" (4.19m x 4.17m)

A large patio window to the side elevation, flooding the space with natural light. An archway opens to the inner hall, with a second archway providing access to the living room, kitchen, and staircase leading to the first-floor accommodation.

### Living Room

26' x 15'11" (7.92m x 4.85m)

A superb room, accessed via two steps descending from the main ground floor, featuring a large picture window on the rear elevation that showcases breathtaking views of the Vale of Clwyd, the Snowdonia Mountain Range, and the distant coast. A patio door on the side elevation opens onto an outdoor seating area, offering uninterrupted views over adjoining farmland and beyond. The room's focal point is a striking stone Baxi open fireplace with a slate hearth and an oak beam mantle. Additional features include a deep coved ceiling, wall-mounted light fixtures, a TV aerial point, and two double-panel radiators.

### Kitchen

15'11" x 11'10" (4.85m x 3.61m)

This bright and airy room is well lit by windows on three sides, offering sweeping panoramic views. It features a range of white gloss base and wall units with ample work surfaces, complemented by a double stainless steel sink and tiled splashback. Integrated appliances include a hob, cooker hood, and NEFF double oven. The space is also equipped with plumbing for a dishwasher and a radiator. Coved ceilings and a glazed door leads to the rear lobby.

### Rear Lobby

Double glazed exterior door leading to covered recess with outside light. Doors to utility and cloakroom/WC.





#### Cloak Room

6'5" x 3'2" (1.96m x 0.97m)

Window to the rear White suite comprising Low level WC and pedestal wash hand basin.

#### Utility Room

8'11" x 4'11" (2.72m x 1.50m)

Window to the front elevation, Stainless steel sink unit with base cupboard and draw beneath.

Plumbing for washing machine, space for dryer with worktop over. Oil Boiler with control panel.

#### Inner Hall

Radiator and access to ground floor bedrooms and bathroom plus access to roof space.



#### Bedroom Two

12' x 9'10" (3.66m x 3.00m)

Window to side elevation with distant views of the coast across adjacent open farmland. Walk in wardrobes with mirrored sliding doors. Coved ceiling. Radiator.

#### Bathroom

10'6" x 7'11" (3.20m x 2.41m)

Modern White suite comprising panelled bath with shower attachment, 1000mm quadrant shower cubicle, pedestal wash hand basin, low level WC. Fully tiled walls, shaver point, large curved chrome radiator/ heated towel rail. uPVC Window with opaque glass.



#### Bedroom Three

12' x 8'11" (3.66m x 2.72m)

Windows to side and front elevations with views over open countryside to the Coast. Built in wardrobes with mirrored sliding doors. Radiator, coved ceiling, double panelled radiator.

#### First Floor Landing

Landing with high level window to the front elevation. Large four door airing cupboard housing the hot water cylinder tank and slated shelving, coved ceiling, access to roof space and radiator with door off to Master Bedroom.



#### Bedroom One

19'2" x 13' (5.84m x 3.96m)

A spacious room with windows to the front and rear elevations, with far reaching views over the Vale of Clwyd towards Snowdonia Mountains to the rear and views over Moel-Y-Parc to the front. Coved ceiling, Two wall light points, large built-in wardrobe with mirrored sliding door. Access to useful under eaves storage area, radiator and door to en-suite.



### En-Suite

9'11" x 8'9" (3.02m x 2.67m)

Windows to side and rear elevations with lovely views over the vale of Clwyd and towards the coast. White suite comprising: panelled bath with shower and shower screen, pedestal wash hand basin with mirror and shaving point, low level WC, bidet. Part tiled walls and a radiator.

### Outside

The property benefits from the sun all day, including wonderful evening sunsets. The property is approached via a splay entrance with a five bar ranch style gate leading to a gravelled drive with off road parking areas for several cars. Additional parking in front of a large garage. Extensive lawned area, well stocked borders. Magnificent panoramic views over countryside towards Snowdonia and the coast. Several areas to sit and enjoy the views. Patio area to side.

### Garage

36' x 15' (10.97m x 4.57m)

A substantial garage having pebble dashed elevations, up and over main door, side door. Roof storage area. Light and power.

### Directions

From our Williams Estates Office in Denbigh, continue to the bottom of Vale Street, at the traffic lights keep left onto Rhyl Road, continue until you reach the round about, and take your third exit onto A543 past St. bridges school, continue for 1.6 miles, at the Junction, take a Right onto the A541, continue for 1.12 miles and take a right turning sign posted 'Llanbedr DC' continue for 1.2 miles, and take a left turning up the hill, continue for 0.5 miles and the property is found on your left.















### Ground Floor

Floor area 102.0 m<sup>2</sup> (1,098 sq.ft.)




### First Floor

Floor area 33.5 m<sup>2</sup> (361 sq.ft.)

**TOTAL: 135.5 m<sup>2</sup> (1,459 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

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