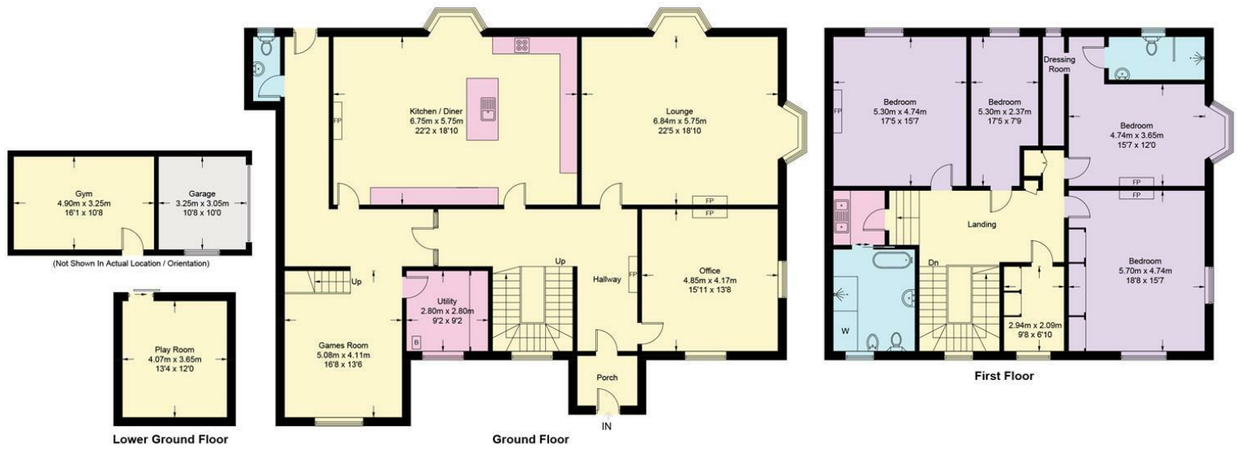




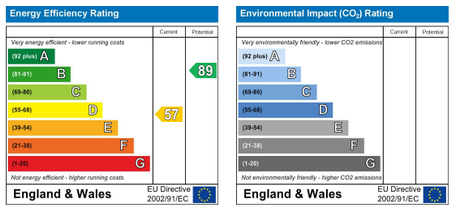
Bodelwyddan House, The Village Bodelwyddan, LL18 5UR

Approximate Gross Internal Area = 365.3 sq m / 3932 sq ft
Outbuilding = 26.3 sq m / 283 sq ft
Total = 391.6 sq m / 4215 sq ft

N



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Fourlabs.co © (ID1350621)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

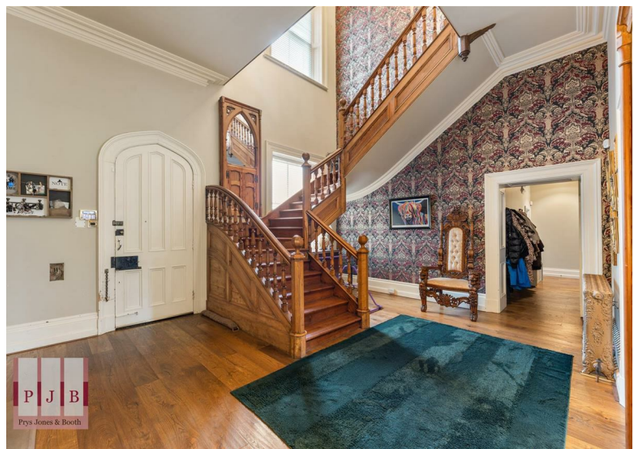
P J B
Prys Jones & Booth



Rhuddlan Road, Rhyl, LL18 5UR
£850,000

5 | 2 | 4 | D





Rhuddlan Road, Rhyl, LL18 5UR
£850,000





Tenure
TBC

Council Tax Band
Band - G - £3,120.62 (Source - Denbighshire Gov website)

Description
The property is approached through an impressive gated entrance, opening onto an expansive tarmac driveway which provides ample parking for multiple vehicles, together with space for a larger leisure vehicle. The frontage is attractively framed by established laurel bushes, offering a good degree of privacy, while a slate-chipped area and a separate, more secluded grassed section provide further scope for landscaping or additional parking, if required. The house itself makes an imposing first impression, its substantial stone elevations and traditional architectural detailing reflecting the property's distinguished heritage.

A timber entrance door opens into a particularly charming vaulted stone porch, where the exposed stonework creates an immediate sense of the building's history and character. Practical shoe storage has been incorporated into the space, while a further timber door leads through to the main entrance hall.

The entrance hall is quite simply a wonderful introduction to the home. Generously proportioned and filled with natural light from the impressive sash windows, the space is centred around a magnificent sandstone fireplace, providing a striking focal point. Decorative cornicing adds further refinement, while the grand staircase, which has been carefully hand-stripped and varnished, rises elegantly to the first-floor accommodation. The combination of the substantial fireplace, traditional detailing and impressive staircase creates a sense of grandeur that continues throughout the principal reception areas.

The main lounge is a particularly impressive family reception room, enjoying a dual-aspect arrangement with two large bay windows, both fitted with working internal shutters. These allow natural light to fill the room while providing the option of privacy and shade when desired. The period detailing continues with decorative cornicing, a ceiling rose and tall skirting boards, complemented by decorative cast-iron radiators. A commanding sandstone fireplace forms the centrepiece of the room, fitted with a solid-fuel-burning stove, creating a warm and inviting setting during the colder months. There is ample space for substantial lounge furniture, making this an ideal room for both everyday family living and entertaining.

A further reception room is currently arranged as a home office and library, providing a particularly attractive and versatile space away from the main living areas. Dual-aspect shallow bay windows offer an abundance of natural light, while bespoke built-in bookshelves provide excellent storage and display space. A beautiful ornate fireplace surround and mantlepiece are a real talking point, incorporating decorative details depicting the history of Bodelwyddan and the property's grounds. Together with the picture rails and traditional detailing, this room offers a wonderful balance of practicality and period character.

The kitchen is undoubtedly one of the heart-of-the-home spaces, combining a contemporary specification with the character and proportions expected of a property of this age. A range of Shaker-style wall and base units is complemented by marble-effect quartz work surfaces and a tiled splashback, with under-cabinet lighting providing a practical finishing touch. A substantial central island incorporates a sunken stainless-steel sink and offers an excellent preparation area, while also providing space for informal dining and breakfast seating. Integrated appliances include an induction hob with extractor hood, dishwasher and Neff oven, together with a microwave oven and grill. There is also ample space for an American-style fridge freezer.

A large bay window fitted with working shutters overlooks the garden grounds and creates an appealing setting for a breakfast table. The room is particularly versatile, offering sufficient space for a substantial dining arrangement and a comfortable seating area, with an L-shaped sofa positioned around a further open fireplace. The decorative fireplace surround incorporates additional details relating to the history of Bodelwyddan, while the ceiling rose and cornicing maintain continuity with the adjoining reception rooms. This is a kitchen with genuine presence, offering a wonderful space in which family and guests can gather.

An inner hallway, accessible from both the main entrance hall and kitchen, provides a useful connection between the principal living spaces and the additional ground-floor accommodation. From here, a door opens directly onto the rear garden, while further access is provided to the utility room, ground-floor WC and an additional reception room.

The ground-floor WC is fitted with a wash hand basin and WC, with half-tiled walls and a window incorporating shutters.

Currently arranged as a bar and games room, the third reception room offers an entirely different atmosphere to the more formal living spaces. With a carpeted floor, decorative timber panelling forming a dedicated corner bar area, cornicing and picture rails, it provides an excellent setting for entertaining family and friends. Equally, its adaptable layout could lend itself to a variety of alternative uses, whether as a further sitting room, hobbies room or informal family space.

Accessed from the games room, the utility room is fitted with a range of Shaker-style cabinetry, together with a Belfast sink and raised spaces for laundry appliances. The tiled flooring provides a practical finish, while the arrangement keeps everyday household tasks conveniently separate from the principal kitchen.

Also accessed from the games room, a basement room is currently arranged as a children's playroom. This is a particularly useful additional space, offering potential for a variety of purposes depending on the requirements of the next owners. It could equally make an excellent cinema room, games room or dedicated hobbies space, subject to individual preferences.

The staircase rises to an impressive first-floor mezzanine landing, which overlooks the accommodation below and provides a wonderful sense of space and openness. A sweeping staircase, large ceiling rose and deep decorative cornicing continue the property's period elegance, while the landing provides access to the bedroom accommodation and family bathroom. The current owners have thoughtfully adapted the first-floor layout to better accommodate family living, creating five bedrooms with a particularly generous principal suite.

The principal bedroom is a beautifully appointed space, with ample room for a super-king-sized bed and further bedroom furniture. A raised bay window area provides an attractive outlook over the grounds and children's play area, while a separate dressing room has been fitted with bespoke wardrobes and downlighting. A particularly appealing feature is the window seat, providing a pleasant place to sit and enjoy the outlook. The adjoining en-suite has been finished with tiled flooring and a combination of marble ledger-style wall tiling, and is fitted with a shower enclosure, wash hand basin, WC and heated towel rail.

The second bedroom is an excellent-sized room, enjoying a dual-aspect arrangement which allows plenty of natural light to enter. Modern fitted wardrobes provide useful storage, while a feature fireplace and decorative cornicing retain the character associated with the rest of the house.

The third bedroom is similarly well proportioned and enjoys views over the rear garden. Modern fitted wardrobes provide practical storage, complemented by a cast-iron radiator and decorative cornicing. A fireplace with a real-stone mantlepiece provides a further attractive period feature.

The fourth bedroom is currently arranged as a single room, with fitted wardrobes positioned either side of the fireplace. The continuation of the traditional fireplace detailing provides an appealing connection with the property's heritage, while the fitted storage makes good use of the available space.

The fifth bedroom is a smaller double room, although it could equally serve as a particularly useful single bedroom, dressing room or additional study. Modern fitted wardrobes provide convenient storage.

The family bathroom is arranged over two adjoining areas, accessed via a small flight of steps from the landing. The initial section incorporates twin wash hand basins and a heated towel rail, before opening into the main bathroom area. Both spaces feature tiled flooring, while the principal bathroom is fitted with a spacious shower enclosure, freestanding bath, WC and bidet. A discreet false-panel wall conceals the hot water cylinder behind the shower enclosure, maintaining a neat finish to the room.

The grounds are a particularly special feature of the property, offering a wonderful degree of privacy and an impressive amount of space for family enjoyment and outdoor entertaining. Predominantly laid to lawn, the gardens are complemented by paved pathways and patio areas which extend around the house, providing convenient access between the different sections. Established hedging and iron railings define much of the boundary, creating an attractive setting while maintaining the property's sense of seclusion. A charming summer house is tucked away in a quieter corner of the grounds, offering a peaceful retreat, while the wider garden provides a lovely setting to enjoy the surrounding greenery and outlook towards the neighbouring historic village and countryside.

The current owners have also created a substantial children's play area, complete with external lighting to illuminate the space during the evenings. Elsewhere, a large decked entertaining area provides an excellent setting for enjoying the warmer months, with space for outdoor furniture and a hot tub beneath a gazebo. A further elevated decked area incorporates a sauna, creating an appealing private leisure space within the grounds. External power points and security lighting around the perimeter add further practicality, allowing the garden to be enjoyed well into the evening.

Additional outbuildings and storage facilities further enhance the versatility of the grounds. There are several timber-built stores, together with a workshop benefiting from power and lighting, offering useful accommodation for hobbies, equipment and general storage. The detached garage is particularly noteworthy, having been divided into two distinct sections. The front provides traditional garage and storage space, accessed via an electric roller door, while the rear has been adapted to create a dedicated gym room. Solar panels have also been installed to the garage roof and are owned outright. The current arrangement does not include a battery storage system or a tariff arrangement.

The property is currently connected to an oil-fired central heating system, although a gas connection remains available should a future owner wish to explore this alternative. The windows throughout are traditional timber sash units with single glazing, an important consideration given the property's historic character and listed status.

Positioned within the historic village of Bodelwyddan, the property enjoys a setting of considerable distinction, with St Margaret's Church and its churchyard immediately adjoining the wider historic setting. The neighbouring Marble Church is one of the area's most recognisable landmarks, while the surrounding countryside provides an attractive backdrop to village life. Despite its peaceful and established setting, the property is conveniently placed for access to everyday amenities and wider transport links. Glan Clwyd Hospital is close by, while the A55 expressway provides straightforward connections along the North Wales coast and towards Chester and beyond. Bodelwyddan Castle and its surrounding parkland are also nearby, adding to the appeal of this historic location.

Services
It is believed the property is connected to mains gas, electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 25-11-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
22'5" x 18'10" (6.84 x 5.75)

Kitchen Diner
22'1" x 18'10" (6.75 x 5.75)

Office / Reception 2
15'10" x 13'8" (4.85 x 4.17)

Games Room
16'7" x 13'5" (5.08 x 4.11)

Utility
9'2" x 9'2" (2.80 x 2.80)

Basement play room
13'4" x 11'11" (4.07 x 3.65)

Bedroom 1
15'6" x 11'11" (4.74 x 3.65)

Bedroom 2
18'8" x 15'6" (5.7 x 4.74)

Bedroom 3
17'4" x 15'6" (5.3 x 4.74)

Bedroom 4
17'4" x 7'9" (5.3 x 2.37)

Bedroom 5
9'7" x 6'10" (2.94 x 2.09)

Garage Store
10'7" x 10'0" (3.25 x 3.05)

Gym
16'0" x 10'7" (4.9 x 3.25)

Important Notice
These particulars are intended only as a guide and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, interested parties must satisfy themselves by inspection, survey and independent enquiries as to the correctness of each statement.

Measurements, floor plans and site plans are provided for guidance purposes only and should not be relied upon for the purchase of carpets, furnishings or other items. All dimensions, areas and distances quoted are approximate.

Any reference to appliances, services, systems, heating installations, drainage, broadband, mobile coverage or electrical equipment is provided solely as a guide. No warranty or guarantee is given regarding their condition, suitability, operation or compliance, and they have not been tested by the selling agent unless expressly stated.

Information relating to planning permissions, building regulations, rights of way, easements, covenants, public footpaths, access arrangements, boundaries, tenure, service charges, ground rent and other legal matters has been provided by the seller and/or obtained from third-party sources. Buyers must verify all such matters through their solicitor and independent investigations.

Prospective purchasers should be aware that public footpaths, rights of way, easements and rights benefiting neighbouring land may exist whether or not shown within these particulars. Interested parties are advised to make their own enquiries before proceeding.

Any photographs, virtual tours, drone imagery and marketing material may have been taken at an earlier date and are intended to provide a general indication of the property. Features, fixtures, fittings and landscaping may have changed since the images were captured.

In accordance with National Trading Standards guidance, material information known to the agent at the time of publication has been included within these particulars. However, purchasers should rely on their own inspections and professional advice prior to exchange of contracts.

