

# williams estates



**Bodawel Groes, Conwy, LL16 5SH**

**£650,000**



**EPC - null    Council Tax Band - E    Tenure - Freehold**

# , Groes

## 4 Bedrooms - House - Detached

A traditional country stone cottage with approx 4.9 acres of land, set amidst rolling countryside along a minor country lane. Providing charm and character, comprising entrance porch, two reception rooms, kitchen and downstairs bedroom. To the first floor, three further bedrooms and family bathroom. To the outside, a range of outbuildings for ample storage, garage, stable block and enclosed fields. Further benefits include new heating system and solar panels. Planning permission has been granted by Conwy Council for an annex to the property to include a living room, kitchen, bedroom and bathroom. This planning permission was granted on 16/10/23 and is in place until October 2028. Plans are available on request. Viewing is highly recommended. EPC Rating TBC.

### Description

Situated in a rural location within the village of Groes and enjoys stunning rural views. Groes is close to the neighbouring town of Denbigh providing all local amenities and schools.

### Accommodation

UVPC double glazed and leaded side entrance door to:

### Entrance Porch

8'8" x 6'1"

Having exposed brick and stone walls, slate effect tiled floor and windows to front and side. Part glazed door to:

### Lounge

17'0" x 10'0"

Feature fireplace with brick surround and timber mantle over, beamed ceiling, double glazed window to front enjoying views.

### Dining Room

11'8" x 9'3"

Double glazed window to front, coved ceiling and arch through to:

### Kitchen

11'6" x 7'2"

Having a range of new wall, drawer and base units with complementary worktops over, single drainer sink with mixer tap over, integral double oven, induction hob with extractor above, void and plumbing for washing machine, tiled splash back and a double glazed window looking out to the countryside beyond.

### Rear Porch

With uPVC double glazed window and door to outside and entrance to:

### Bedroom Four

10'6" x 10'4"

Having a double glazed window welcoming gorgeous country views.

### Landing

Having doors off ;

### Bedroom One

17'1" x 10'11"

Having a double glazed window to the side and in-built storage cupboards.

### Bedroom Two

11'10" x 11'1"

Having dual aspect double glazed windows to either side welcoming extensive views.

### Bedroom Three

11'7" x 10'2"

With a double glazed window to the front.

### Bathroom

7'8" x 6'5"

Comprising a low flush WC, walk in shower enclosure, hand wash basin, partially tiled walls and a double glazed window to the side.

### Garage

18'8" x 10'4"

The garage benefits from a car inspection pit, and window to rear.

## Outbuildings / Stables

0'0" x 0'0"

There are two blocks of outbuildings comprising of a workshop / store 6.85m X 3.32m. Currently divided into two sections via a wooden partition, the building adjacent to the house is constructed of stone beneath a slated roof and benefits from electricity supply and roof window and two entrance doors. A five bar gate opens through to a yard area with a stable block suitable for use as stabling or storage. Further gate beyond with access to the land.



## Land

The land comprises two enclosures situated to the side and rear of the house. There are three separate gates accessing the land and a line of trees with a stream and hay barn alongside form a boundary between the two fields.

## Front Garden

The cottage style front gardens are situated either side of a pathway leading to the front entrance door. There are stocked borders and there is stone walling and hedging to form the boundaries to the roadside.



Adjacent to the front garden there is a concreted parking area.

## Directions

From Denbigh office bear right over the High Street and proceed to the Lenton pool roundabout. Take the first exit and proceed up past Morrisons following the A543 Pentrefoelas Rd. Continue through the village of Groes through the countryside and take the turning after the white railings on the right hand side signposted Rhydygaled. Proceed up the lane for 0.7 miles, keeping left at the fork in the road. Bod Awel will be seen on the left hand side.



## Additional Notes

Within the last year, the property has been fully insulated, a new air source heat pump installed, solar panels installed and new double glazed windows.

The kitchen was fitted last month (December 2023).

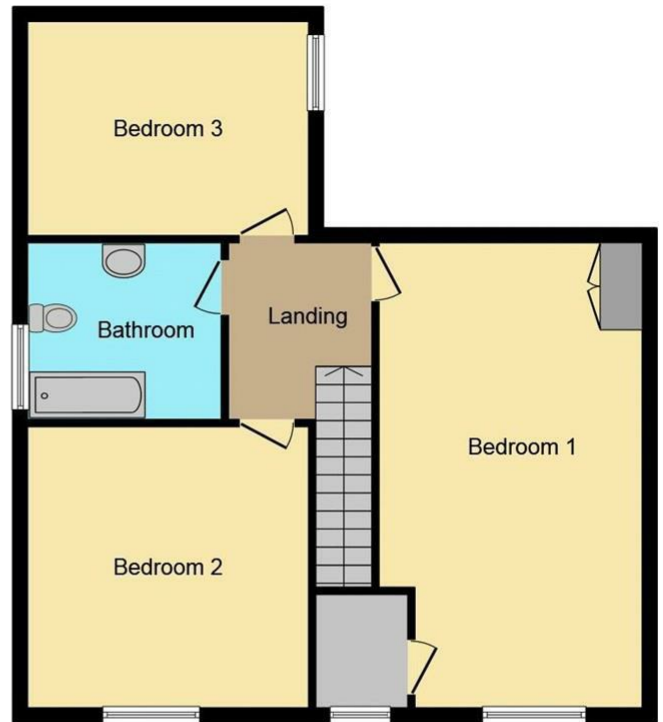
## Planning Permission

There is planning permission for an annex to the property to include a living room, bathroom, kitchen and bedroom.





**Ground Floor**



**First Floor**

Total floor area 145.8 m<sup>2</sup> (1,570 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**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>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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