

Bluebell Cottage  
Bodfari, Denbigh, Denbighshire



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## A charming and beautifully modernised Welsh Long Cottage occupying an elevated position with far-reaching views over the Clwydian Range, featuring vaulted ceilings and a wealth of character throughout

Bluebell Cottage is a striking period home set against a lush woodland backdrop, combining rustic character with contemporary refinement. The property has been sensitively updated to create bright, well-balanced living spaces that make the most of its picturesque rural setting.

The accommodation begins with a welcoming porch leading into the dining room, which features elegant herringbone parquet flooring and a large skylight that fills the space with natural light. Beyond lies the impressive vaulted kitchen, showcasing exposed timber beams, a range cooker and a substantial central island. The dual-aspect reception room provides a generous yet inviting space for relaxation, centred around a handsome fireplace with a log-burning stove, while a deep bay window frames far-reaching views across the surrounding countryside.

There are three well-proportioned double bedrooms, including a principal bedroom with a feature fireplace. A versatile fourth room is currently arranged as a study, providing ideal space for home working. The accommodation is completed by a contemporary family bathroom with integrated vanity storage and a separate shower room.

The property occupies an idyllic hillside setting, surrounded by established gardens, gravelled pathways and stone-walled terraces that provide a variety of vantage points from which to enjoy the panoramic views. To the rear, the grounds extend into private woodland, enhancing the sense of seclusion. The property also benefits from a detached workshop providing more than 200 sq ft of additional space. With its own side entrance, this versatile building offers excellent potential for a variety of uses, including a creative studio, home office or gym.



### Location

Bluebell Cottage enjoys a tranquil position in the rural village of Bodfari, surrounded by the rolling countryside of Denbighshire and the Clwydian Range, while remaining well placed for local amenities. The nearby market town of Denbigh provides supermarkets, independent shops, cafés, healthcare and leisure facilities, while Mold and Chester offer a broader range of retail, cultural and professional services. The North Wales coast and Snowdonia National Park are also within easy reach, providing extensive opportunities for outdoor pursuits.

Education provision in the wider area is strong, with respected independent schools including Howell's School in Denbigh, King's School Chester and Rydal Penrhos in Colwyn Bay, while selective grammar schools are available across the border in Cheshire and the Wirral.

Transport connections are convenient, with the A541 and A55 providing access to Chester, Mold and the North Wales coast. Rail services from Flint and Rhyl link to Chester, Liverpool and Manchester, while Liverpool John Lennon and Manchester airports offer domestic and international flights.

Postcode region: LL16

### General

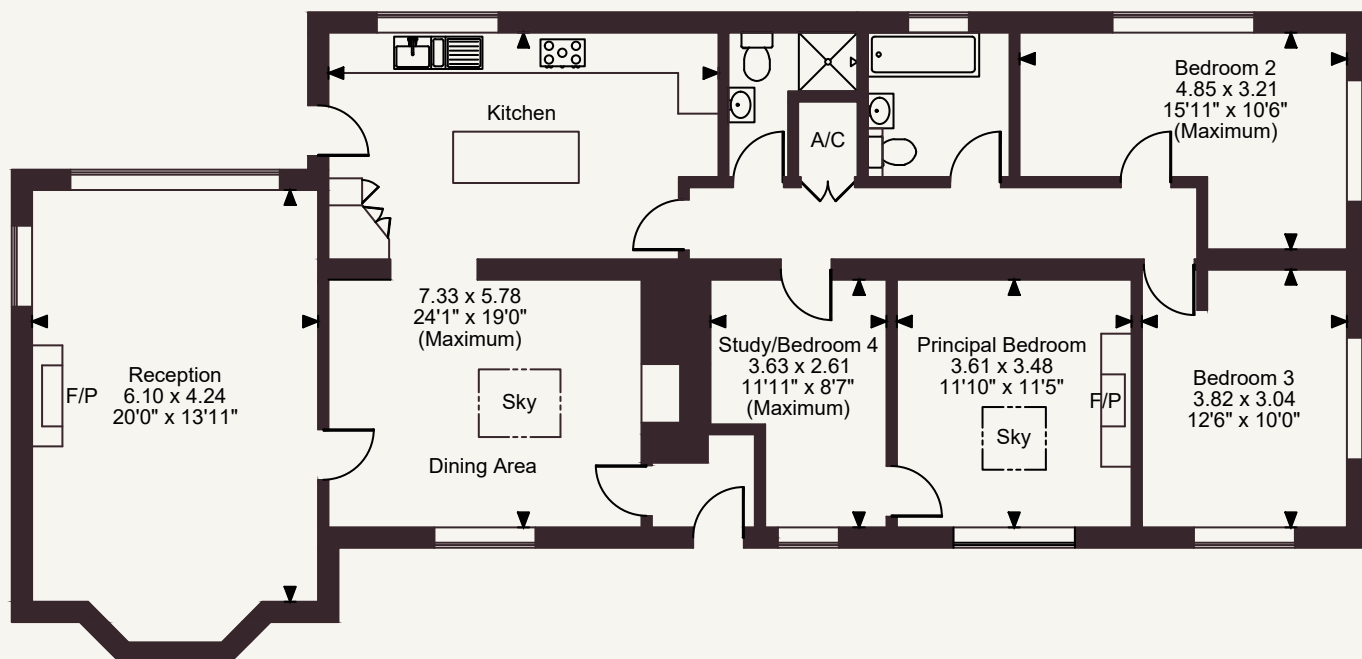
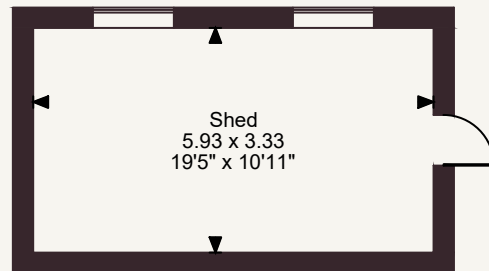
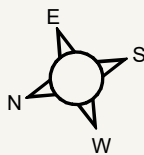
Local Authority: Denbighshire County Council  
Services: Mains electricity and water. Oil fired central heating. Private drainage (we are unsure if this complies with current regulations, further information is being sought)  
Council Tax: Band F  
EPC Rating: E  
Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.  
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,490 sq ft (138 sq m)**  
**2 reception rooms**  
**4 bedrooms**  
**2 bathrooms**  
**Detached workshop**  
**Freehold | Village location**

**Guide price £625,000**



Bluebell Cottage Bodfari, Denbigh  
 Main House internal area 1,490 sq ft (138 sq m)  
 Shed internal area 213 sq ft (20 sq m)  
 Total internal area 1,703 sq ft (158 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## Cheshire & North Wales

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