



Bodidris Hall,

Llandegla,
Wrexham, Denbighshire LL11 3AL

Price
£925,000

A beautifully restored Grade II* listed Elizabethan mansion house occupying a commanding hillside position within extensive grounds extending in total to about 7 acres, located some 22 miles of Chester and 10 miles of Wrexham. Newly restored and refurbished to an exceptional standard over three floors it affords: entrance hall with cloakroom, large central hall, drawing room, study, luxury Clive Christian kitchen and family room, rear hall and utility room, first floor main and inner landings, three en-suite bedrooms, three second floor bedrooms and a games/cinema room incorporating staff accommodation with kitchen. Set in grounds extending to about 7 acres with extensive lawned gardens with lake.

LOCATION

Bodidris stands in a secluded rural valley about 1.5 miles from the Llandegla village situated off the A525 approximately 8 miles equidistant between Wrexham and Ruthin and some 16 miles from Chester via the A5104.



HISTORICAL NOTE

Bodidris Hall is a fine late Elizabethan manor house built by the Lloyds of Bodidris, an important gentry family who rose to prominence under the Tudors. The old stable block and Bodidris Cottage situated to the south west originally formed an impressive hall house and dated 1581 was built at the same time as Bodidris itself, possibly by Evan Lloyd who became Sheriff of Denbigh in 1583. Although in close proximity, it is thought that the two houses functioned independently, with separate gentry households (perhaps different generations of the Lloyd family) in each.

Alternatively the main house may have been built as guest accommodation for the Earl of Leicester, who fought with Evan

Lloyd in Ireland and knighted him in 1586. Leicester is said to have used Bodidris between 1563 and 1578 as his hunting lodge and his heraldic badge, the bear and the ragged staff, appears on the south gate.

During the 19th century the ownership of Bodidris passed to the Williams family of Bodelwyddan Castle. Sir Hugh Williams gave money for the new school at Llandegla and his sister paid for the rebuilding of Llandegla church.

Bodidris Hall is a substantial stone Manor House with a slate roof. Part timbered sections offer clues to the evolution of the house and fine stone mullioned windows and oak doors are a particular feature of the property. In spite of its scale Bodidris is well balanced for modern family living and has been impressively restored with the work having just been completed.

The heavy panelled front door beside a stone terrace adjacent to a large gravelled parking area at the side of the house opens into a hall with a stone floor, a cloakroom and wc. It leads to a reception hall linking the kitchen to the main reception rooms and containing wonderful ancient stairs described in a brass plaque as a duelling staircase. Beneath the stairs is a larder/wine store.

A fine oak partition provides the division from the superb family kitchen with an excellent bespoke Clive Christian kitchen with high quality appliances, including a LaCanche cooking range, marble work tops and a substantial island. At the opposite end of the room is an area for dining and beside a door to the back hall a seating area within a former inglenook. Off the back hall is a second staircase and a corridor with fitted cupboards leading to a utility room. A door opens onto the drive.

At the front of the house offering views over the grounds and valley beyond is an impressive drawing room with heavy oak beams, a fireplace and panelled walls and a dining room. On the first floor is a stunning master bedroom suite with far reaching views, a dressing room and bathroom and two further suites. There are two staircases to the first floor with one leading to a space designed as a play room/cinema which links to a kitchen and wc. This area may offer scope for the creation of a staff flat.

The second stairs leads to a landing serving three further bedrooms and a family bathroom. Outside is a large walled garden, mainly laid to lawn and together with the drive contained within a private area accessed

via substantial timber gates.
In front of the house.

THE ACCOMMODATION COMPRISES:

Fine oak panelled and edged door leading to:

RECEPTION HALL

With wall timbers and solid stone slabbed floor.

CLOAKROOM

Contemporary suite in black with wash basin on a chrome stand together with high flush wc. Ceiling downlighters, painted panelling to dado, extractor fan and a fine stone floor.

MAIN CENTRAL HALL

A splendid room dominated by an impressive brick lined recessed fireplace with raised stone hearth, oak overmantel and supporting beam. Heavy beamed ceiling, an original five unit stone mullion window and oak sill with westerly aspect, turned staircase rising off, original wall panelling to the sitting room and new oak panelling to the kitchen/family room. Large stone slab floor and panelled radiator. Panelled door leading to the western elevation of the house.



SITTING ROOM

The main reception room in the house, it is dominated by a large mullion window to the southern elevation with deep sill. Brick lined fireplace to a herringbone style with hearth and timber overmantel, heavy beamed ceiling, wall light points and a further window to the western side



DAY LOUNGE

Heavy beamed ceiling, exposed stonework to one wall with former fireplace with supporting beam and three mullion windows.



KITCHEN/FAMILY ROOM

A splendid Clive Christian bespoke kitchen in light grey with extensive range of base and wall mounted cupboards and drawers, and impressive dark granite working surfaces in the main. It includes a large bespoke central dais with a polished West African wenge hardwood top/breakfast bar and a sunken central area in granite. The kitchen includes a large white glazed Chambord twin bowl glazed sink with chrome mixer tap, Lacanche 1500mm range with induction hob, gas grill and griddle. Out-built canopy

above with inset extractor fan, glazed display cabinets, larder units, integrated dishwasher and microwave oven. Two original mullion windows to the western elevation, a splendid heavy beamed ceiling, former inglenook converted to provide a sitting area with exposed stone arch and seats, and Travertine stone floor.



REAR HALL

With secondary staircase rising off. Turkish stone floor and further panelled door to the rear.



INNER HALL

With fitted bespoke cabinets providing storage cupboards and shelving.

UTILITY ROOM

Extensively fitted with a range of base and wall units with light grey with solid oak working surfaces to include an inset white glazed sink, plumbing for washing machine, large American style Grundig fridge and freezer, Turkish stone floor and panelled radiator.

FIRST FLOOR

MAIN LANDING

With secondary staircase rising off. Mullion windows and wall light points.



MASTER BEDROOM SUITE

A splendid room to the front of the house with southerly views across the grounds and lake. Two large mullion windows and moulded coved ceiling with central rose.



INNER LOBBY

Providing a potential dressing room with ample space to either side for wardrobes and thereafter extending through to a splendid bathroom.

BATHROOM

Fitted with a luxury suite in white with a freestanding bespoke slipper style bath with chrome pillar mixer tap/shower unit, large walk-in cubicle with monsoon shower head, two wash basins, bidet and wc. Moulded coved ceiling with downlighters, white marble floor, mullion window and chrome towel radiator. Walk-in storage cupboard.



INNER LANDING

A large open and airy area with a mono-pitched roof with exposed beams and secondary staircase leading down to the rear hall.



PLANT ROOM

With manifolds for the under floor heating.

BEDROOM TWO

Mullion window to the western elevation with walk-in wardrobe.

EN SUITE BATHROOM

White suite comprising freestanding contemporary roll edged bath, wash basin and wc. Ceiling downlighters, mullion window with westerly aspect, oak flooring and towel radiator.



BEDROOM THREE

Built-in double door wardrobe and mullion window with westerly aspect.

EN SUITE BATHROOM

White suite comprising freestanding roll edge bath, pedestal wash basin and wc. Oak flooring, ceiling downlighters and chrome towel radiator.

SECOND FLOOR

Approached from two staircases from the landings, it provides versatile rooms for either additional bedrooms, a self-contained suite or hobby rooms, etc. The main landing is to the front of the house with impressive exposed timber beams and purlins, velux roof light and oak flooring.

BEDROOM FOUR

Mullion window to the front of the house with southerly aspect over the lake, vaulted ceiling with exposed purlins, oak flooring and radiator.



BEDROOM FIVE

An impressive room with high vaulted ceiling with two 'A' frame trusses, and original fireplace with carved stone beam and raised hearth, mullion window, oak flooring and radiator.



BATHROOM

Luxury white suite comprising a white bath with in a mosaic tiled surround, separate walk-in cubicle with glazed screen and high output shower with monsoon style head, vanity unit with bowl, low level wc, half tiled walls and matching flooring, ceiling downlighters and radiator.



INNER LANDING/BEDROOM SIX

Mullion window with westerly aspect over the lawns, oak flooring, vaulted ceiling and radiator.

KITCHENETTE

Fitted cupboards to one wall in light grey with composite work top, inset stainless steel bowl, AEG microwave oven and fridge. Ceramic tiled flooring, velux roof light and radiator.



CLOAKROOM

Matching cabinets to one wall providing storage, velux roof light, matching flooring, chrome towel radiator, pedestal wash basin and wc.

CINEMA

Designed to be a cinema with Cat 5 and satellite cabling, it has a high vaulted ceiling with downlighters, impressive exposed wall and ceiling beams, two mullion windows with westerly and northerly aspects and two panelled radiators.



PLANT ROOM

Located to the rear of the house is an integrated plant room with two oil fired boilers and pressurised cylinders providing under floor heating to the majority of the house and domestic hot water.

OUTSIDE

The Hall stands with in extensive and in part walled gardens which extend southwards to a large spring fed lake. The southern elevation is approached via gates to a large gravelled parking area which adjoins the main entrances.



OUTBUILDINGS

AVAILABLE BY SEPARATE NEGOTIATION

The Grade II* Listed outbuildings are situated to the south west of Bodidris Hall and comprise the Old Stable Block and three cottages requiring renovation being:

- Gardeners Cottage
- Grooms Cottage
- Laundry Cottage

The handsome buildings are arranged around a courtyard and occupy a site extending to about 1.61 acres. The Old Stable is a particularly fine building with an elegant cupola style clock tower.

PLANNING CONSENT

Planning consent was granted on 25th February 2015 (Application 17/2014/0980) for Alterations to 4 dwellings and conversion of redundant outbuildings together with associated works including installation of replacement effluent treatment plant. The permission was later altered to remove an occupancy condition giving a full residential permission for 8 properties.

Summary of proposed accommodation:

8 units comprising: 2x4 bed, 2x3 bed, 3x2 bed, 1x1 bed, Store rooms, Parking, Gardens.

Total Floor Area approximately 10,700 sq ft

DIRECTIONS

From Ruthin take the A525 Wrexham road to Llandegla turning left at the traffic lights by The Crown Inn. Continue for about 1.25 miles and the entrance to The Hall will be found on the left. Follow the lane for about 0.5 mile and you arrive at Bodidris.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HME / SAW

BODIDRIS HALL

Approximate Gross Internal Area : 747.75 sq m / 8048.71 sq ft

Outbuildings : 1085.39 sq m / 11683.04 sq ft

Garage : 57.69 sq m / 620.97 sq ft

Total : 1890.83 sq m / 20352.72 sq ft



For information purposes only, this is a plan. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and the responsibility is placed on the buyer.



Ground Floor



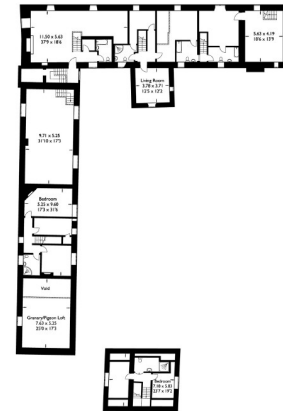
First Floor



Second Floor



Outbuildings Ground Floor



Outbuildings First Floor

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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