

williamslettings



Henblas Lodge Llanasa, Holywell, CH8 9LY

£1,150

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EPC - F28 Council Tax Band - E Deposit - £1,150

, Holywell

3 Bedrooms - Character Property

Henblas Lodge a Grade 2 listed cottage has been lovingly restored and now available To Let in the idyllic village of Llanasa. This 3 bedroomed cottage is set in beautiful Gardens, has a kitchen, large lounge with log burning stove deep-silled windows and beams, there is also a small cellar giving extra storage. To the upstairs of the property are three bedrooms, bathroom and spacious landing. The property has full loft insulation, oil fired central heating and garage for parking. To be considered for this property you will need an annual income of above £34,500.

Entrance porch

Kitchen

12'7" x 8'6"

A traditional kitchen with wall base and drawer units, deep-silled window overlooking the side garden, there is plenty of shelving, a pantry off with additional shelving and red quarry tile flooring.

Living Room

17'8" x 13'7"

A very large spacioius living area, with ceiling beams ,dual aspect deep-silled windows overlooking the garden, log burning stove, carpet flooring a truly lovely room.

Steps up to hall way

Access to a stone porch which leads out to the garden, a doorway to a small cellar and access to the upstairs.

Landing

15'1" x 5'4"

This great additional space would be prefect for a desk or make an ideal study, there is also a storage cupboard which houses the immersion heater.

Bedroom 1

6'9" x 14'1"

Overlooking the rear of the property and the landscape in Llanasa, this is a good sized double bedroom.

Bedroom 2

11'2" x 10'6"

Another good sized bedroom with a large low deep-silled window

Bedroom 3

7'5" x 8'8"

The smallest of the bedrooms making an ideal office.

Bathroom

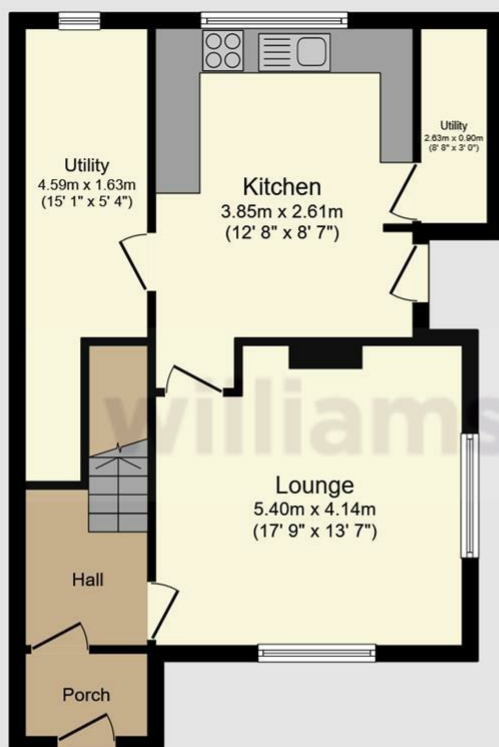
5'8" x 6'6"

A modern bathroom with shower over the bath, WC and pedestal basin and a Upvc window

Gardens

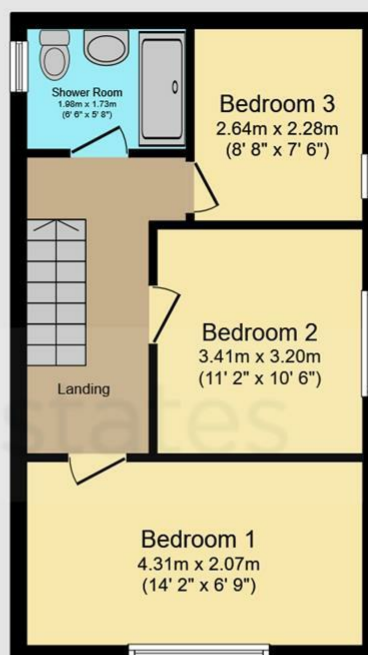
The garden has been landscaped to create a pretty cottage garden with plenty of flowering beds, there is a fenced off area for the oil tank along with storage space for the bins. Access to a garage for parking is around the side of the main house.





Ground Floor

Floor area 50.9 sq.m. (548 sq.ft.)



First Floor

Floor area 37.8 sq.m. (406 sq.ft.)

Total floor area: 88.7 sq.m. (954 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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