



Total area: approx. 80.2 sq. metres (863.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		85
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		83
	EU Directive 2002/91/EC	



**Mancot Lodge 50 Leaches Lane**  
Mancot, Deeside,  
CH5 2EJ

**Offers In The Region Of**  
**£155,000**

\* SOUTH FACING GARDEN \* PARKING \* CLOSE TO THE VILLAGES OF MANCOT & HAWARDEN. Nestled along a picturesque village lane, this charming cottage forms part of a handsome period farmhouse. Occupying a site said to be in the Domesday Book, this cottage now offers a rare opportunity to restore and update a piece of local heritage. Essential amenities such as local shops, schools, and transportation links are within easy reach, providing a balance between a peaceful lifestyle and practicality. The heart of this home is a generously sized living room, perfect for entertaining family and friends. The living room features original shutters, which not only add a touch of historic charm but also allow you to control the amount of natural light entering the room. This property presents an exciting opportunity to reimagine and update the kitchen, enhancing its functionality and style. On the first floor there is a charming split-level landing, three bedrooms, and a shower room. The property boasts a front garden with a gated pathway and steps, whilst to the side there is an additional garden which is south facing.

**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**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**LOCATION**

Mancot is an established village community conveniently located between Queensferry and Hawarden (1½ mile) and some 7½ miles from Chester and 7 miles from Mold. There are local facilities catering for daily needs and two primary schools within walking distance. The Hawarden Golf Club is nearby with sport and leisure facilities available at the Deeside Leisure Centre, which is approximately 1¼ mile away. The Broughton Retail Park is within easy reach where you can find top High Street retail stores. Chester City Centre boasts an excellent range of shops, leisure facilities, health and fitness centres, golf clubs, museums and parks.

**THE ACCOMMODATION COMPRISES**

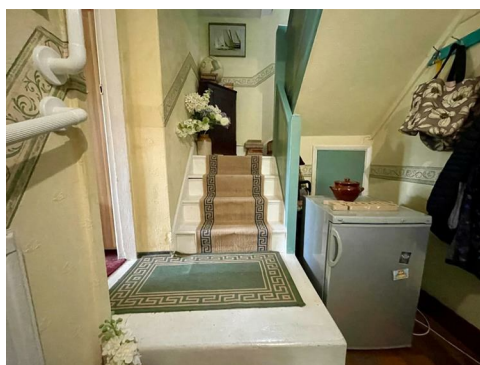
**PORCH**

1.93m x 0.64m (6'4" x 2'1")



With double opening wooden entrance doors. Glazed entrance door with glazed side panels to the entrance hall.

**ENTRANCE HALL**



Ceiling light point, single radiator, quarry tiled floor, built-in understairs storage cupboard housing the electric meter and electrical consumer board, digital thermostatic heating controls, and turned staircase to the first floor. Doors to the living room and kitchen.

**KITCHEN**

3.66m x 2.13m (12' x 7')



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink

unit and drainer. Space for fridge, space for gas cooker, double radiator with thermostat, wall mounted Worcester gas fired central heating boiler, ceiling light point, quarry tiled floor, and window overlooking the front. Opening to utility cupboard.

**UTILITY CUPBOARD**

1.07m x 1.07m (3'6" x 3'6")

Plumbing and space for washing machine with shelf above and space for tumble dryer, window.

**LIVING ROOM**

4.67m x 4.55m (15'4" x 14'11")



Sash window overlooking the garden with period shutters, coved ceiling, picture rails, dado rail, double radiator, two leaded windows overlooking the front, and chimney breast with brick fireplace, hearth and raised display plinth to one side.

**LANDING**

Split-level landing with UPVC double glazed window with obscured glass, and ceiling light point. Opening to inner hall and doors to bedroom two and the shower room.

**INNER-LANDING**

Ceiling light point, access to loft space, painted floorboard, and built-in cupboards with louvred doors. Doors to bedroom one and bedroom three.

**BEDROOM ONE**

4.70m max x 3.12m (15'5" max x 10'3")



Leaded window overlooking the front and sash window overlooking the side garden, two wall light points, chimney breast with decorative recess, double radiator with thermostat, and exposed wooden floorboards.

**BEDROOM TWO**

3.66m x 2.16m (12' x 7'1")



UPVC double glazed window overlooking the front, UPVC double glazed obscured window to the rear, ceiling light point, and single radiator.

**BEDROOM THREE**

3.15m x 1.70m (10'4" x 5'7")



Leaded window overlooking the front, ceiling light point, access to loft space, single radiator with thermostat, and painted floorboards.

**SHOWER ROOM**

1.93m x 1.75m (6'4" x 5'9")



Comprising: tiled shower enclosure with mixer shower and curved glazed sliding doors; pedestal wash hand basin; and low level WC. Fully tiled walls, vinyl floor covering, two fitted glass shelves, wooden panelled ceiling, ceiling light point, single radiator, and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT & SIDE**



To the front of the cottage there are established gardens with a gated pathway and steps leading to the entrance porch. Outside lighting, outside water tap and external gas meter cupboard. There is also a further south facing garden at the side, elevated from the lane, with shrubbery, boundary hedging and wooden panelled fencing.



Hough Green. Continue through Hough Green and Saltney, passing St. David's High School on the right. Then take the turning right signposted Sandycroft into Saltney Ferry Road. Follow the road over the bridge for approximately 2½ miles and at the roundabout with the Aerospace factory take the third exit right signposted Sandycroft. Follow the Chester Road (B5129) into Sandycroft. After some distance turn left into Leaches Lane. Follow Leaches Lane past Earls Crescent and turn left at the Children's Centre, which is a continuation of Leaches Lane. The property will then be found after some distance on the right hand side close to the turning with Duckers Lane.

**DIRECTIONS FROM HAWARDEN**

From Hawarden proceed along The Highway, through the village passing the Glynn Arms. Then take the turning left into Crosstree Lane. After the cemetery turn right into Ash Lane. Follow Ash Lane and take the fifth turning right into Sunnyside. At the t-junction turn left into Leaches Lane. The property will then be found a short distance on the left hand side shortly before the turning with Duckers Lane.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band D - Flintshire County Council.

**AGENTS NOTES**

- \* Services - mains gas, electricity, water and drainage are connected.
- \* The property is on a water rates.
- \* We are advised that the Worcester Greenstar 30i condensing combi boiler was installed around 2015.
- \* There is a cellar underneath the living room which is accessed externally.



**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW

**DRIVEWAY & PARKING**



To the side there is a shared driveway, which leads to a parking space for one car. There is also a covered store attached to the rear of the kitchen,



**DIRECTIONS FROM CHESTER**

From the agents Chester Office proceed out over the Grosvenor Bridge to the Overleigh Roundabout and take the fourth exit onto