

Yr Hen Ty Llaeth Denbigh Road, Nannerch, Mold, Flintshire, CH7 5QU



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.



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**Yr Hen Ty Llaeth Denbigh Road**  
Nannerch, Mold, Flintshire  
CH7 5QU

**Offers Over**  
**£563,500**

**\*\* NO ONWARD CHAIN \*\*\*** A substantial stone property providing spacious and immaculately presented four bedroom accommodation arranged on three levels, together with a large garden and an open fronted garage with useful loft/workshop above. Positioned on the periphery of this noted village with views over the surrounding countryside, some seven miles west of Mold. This former farm building was converted in 2000, to provide a particularly spacious and versatile family home of considerable character, retaining many of the original features whilst combining modern amenity. Features include a generous ground floor living area with a large 'open plan' kitchen/family room with extensive range of oak units, range cooker and multi fuel stove, lounge with views over the garden, sitting room and a study. A turned staircase leads to three bedrooms on the first floor, with the principal bedroom having an a high vaulted ceiling, fitted wardrobes and ensuite / dressing room; second bedroom with 'shared' ensuite and a family bathroom. A further 4th bedroom is located to the upper floor with an adjoining snug. Oil fired central heating system and double glazing. Ample off road parking and additional parking with store to the rear of the garage..



LOCATION



This attractive property is located along the A541 Mold/Denbigh Road on the periphery of Nannerch village, a Designated Area of Outstanding Natural Beauty. To the rear is a large private gardens overlooking surrounding countryside, with pond and an extensive stone patio. There are numerous country walks and bridle paths within the area and up into the Clwydian Hills, and whilst being rurally situated the area is ideally placed for ease of access onto the A55 Expressway at Pentre Halkyn, some five miles distance, enabling ease of access along the North Wales coast to Chester (17½ miles) and motorway network beyond. There is a popular inn and primary school in the village, a doctors' surgery and parish church. The local market town of Mold is some seven miles, which provides a comprehensive range of shopping facilities catering for most daily needs, leisure facilities, secondary schools and several popular restaurants.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

2.13m x 1.91m (7' x 6'3")

Hardwood panelled front door to entrance porch with radiator, wall light point, glazed pine panelled door with internal glazing to either side to reception hall.

RECEPTION HALL



Spindle turned staircase to the first floor with exposed brick column, split level floor, wall light points, double panelled radiator and understairs storage cupboard.

CLOAKROOM/WC

1.47m x 0.97m (4'10" x 3'2")

Comprising a corner wash basin with mixer tap and WC with concealed cistern. Half tiled walls, tiled floor, chrome towel radiator and extractor fan.

LOUNGE

4.14m x 6.53m (13'7" x 21'5")



A spacious room with double glazed windows to the side and rear aspects with views over the garden, three wall light points, TV aerial point, two radiators and mahogany style fireplace with log effect electric fire.

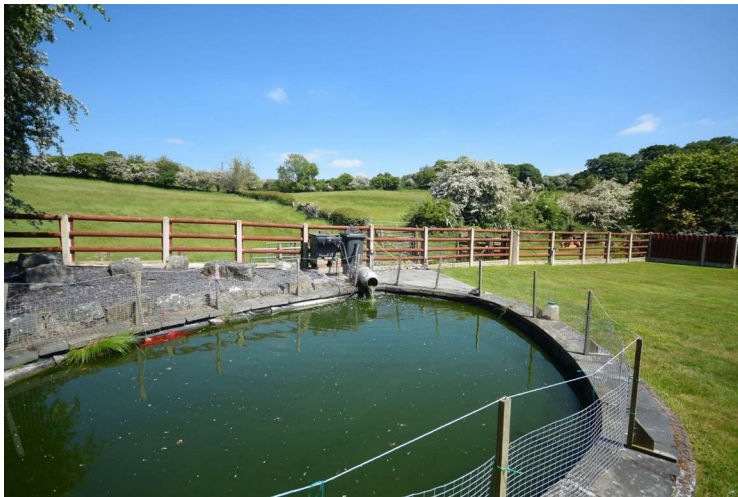


STUDY

2.57m x 3.56m (8'5" x 11'8")



A dual aspect room with views over the garden, laminate wood effect flooring, fitted desk, wall light point and double panelled radiator.



DIRECTIONS

From Mold take the A541 Denbigh road and follow this road for approximately six miles whereupon the property will be found on the right hand side just before the left turning signposted for Nannerch. Turn right into the entrance for the farm, denoted by the red farm building and then immediate left along the gravelled drive to the front of the farmhouse, which leads to the property.

AGENTS NOTES

We understand the property has a right of connection to the neighbours septic tank.

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band H

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW

Amended NAD



OUTSIDE



The property has a right of access over a private driveway to the front of the original farmhouse which leads through to a wide brick paved driveway forming part of the Yr Hen ty Llaeth. The driveway extends to the front and side of the property providing ample parking for several vehicles as well as access to the garage.

COACH HOUSE/GARAGE

7.29m x 5.41m (23'11" x 17'9")



A substantial stone built building which we understand was re-roofed in 2010, comprising an open fronted double garage with power, light and water connected. External staircase to the side of the building leads to a useful loft room.

LOFT ROOM

7.26m x 5.56m (23'10" x 18'3")

A large loft room with power and light installed and four double glazed windows.

TOOL/STORAGE SHED

Useful tool/storage shed attached to the rear of the coach house.

ADDITIONAL PARKING



An enclosed brick paved parking area to the rear of the coach house with access onto the main road.

REAR GARDEN



To the rear is a large well maintained garden which enjoys pleasing views over the surrounding countryside. To the upper part of the garden is a large pond with cascading water feature. An extensive natural stone paved patio extends to the western side of the property with stone retaining walls and fencing providing a secluded and private area. Outside lights and tap, oil tank.

SITTING ROOM

3.51m x 4.52m (11'6" x 14'10")



Two double glazed windows to the side gable, wall light point, TV aerial point and double panelled radiator.

FARMHOUSE KITCHEN/FAMILY ROOM

10.21m x 3.86m (33'6" x 12'8")



A large open plan room with double glazed windows to three aspects with views over the surrounding countryside and vaulted ceiling to part with exposed timbers. Tiled floor throughout, feature brick fireplace/chimney breast with extended plinths to either side and multi fuel stove with raised hearth. The kitchen is fitted with a comprehensive range of solid oak fronted base units with light toned worktops with Franke inset sink unit with mixer tap and tiled splashback. Recess housing a 'Leisure Rangemaster 110' gas (LPG) dual fuel cooker with four ring gas hob, electric hot plate, griddle plate and twin ovens and grill beneath. Concealed extractor hood and integrated fitted fridge/freezer, microwave and dishwasher. Three large double panelled radiators, wall light point and TV aerial point.



UTILITY

2.84m x 1.78m (9'4" x 5'10")

Matching base units and worktops to the kitchen with inset sink unit with mixer tap and tiled splashback. Plumbing for washing machine, tiled floor, freestanding oil fired boiler and double glazed window.



FIRST FLOOR LANDING



A spacious landing with high vaulted ceiling with exposed beams and two Velux double glazed rooflights providing an abundance of natural lighting. Split level floor, two single panelled radiators, pine interior doors to all rooms and deep storage cupboard.

BEDROOM ONE

6.17m x 5.28m (20'3" x 17'4")



A large master bedroom with high vaulted ceiling with exposed beams, Velux double glazed rooflight and double glazed windows to two aspects with views over the garden and across surrounding fields. Range of fitted wardrobes to one wall, TV aerial point, two double panelled radiators and access to high level loft area.



DRESSING ROOM

1.17m x 2.31m (3'10" x 7'7")

Small dressing table, laminate flooring, hanging rail and shelving.

EN SUITE

1.37m x 3.25m (4'6" x 10'8")



Well appointed with a light coloured suite with fitted cabinets comprising tiled shower enclosure with Mira Excel main shower valve, semi recessed wash basin and mixer tap and low flush WC with concealed cistern. Part tiled walls, continuation of the laminate flooring, radiator, recessed ceiling lighting and extractor fan.

BEDROOM TWO

3.94m x 4.75m (12'11" x 15'7")



A spacious second bedroom with views over the garden, wall light point, range of fitted wardrobe units and double and single panelled radiators.

EN SUITE

2.34m x 2.41m (7'8" x 7'11")



A 'Jack 'n' Jill' style ensuite which can be shared with the fourth bedroom above. Fitted with a lighter coloured suite comprising corner shower cubicle with Mira Excel main shower valve, pedestal wash basin and low flush WC. Part tiled walls, tiled floor, double panelled radiator, double glazed window with frosted glass, recessed ceiling lighting, extractor fan and understairs cupboard.

INNER LANDING

1.83m x 3.48m (6' x 11'5")

Turned staircase to the second floor accommodation, radiator and double glazed window to the side gable.

BEDROOM THREE

2.97m x 4.19m (9'9" x 13'9")



Double glazed window, split level floor, radiator and exposed beams.

FAMILY BATHROOM

2.21m x 4.24m (7'3" x 13'11")

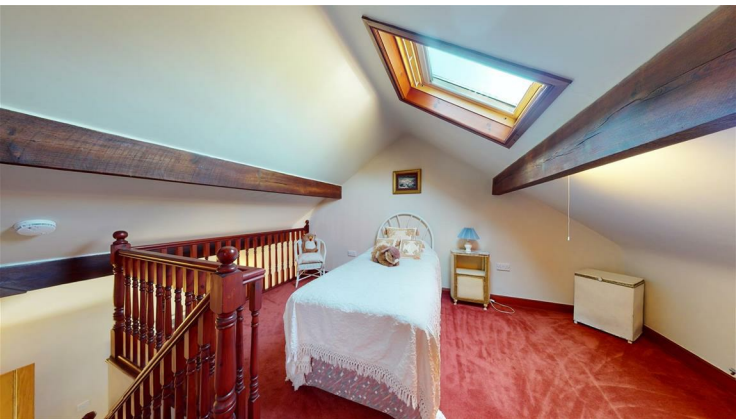


Fitted with a traditional style suite comprising oval shaped freestanding bath with exposed feet, corner shower cubicle with Mira thermostatic electric shower, pedestal wash basin, low flush WC. Part tiled walls, radiator and large Velux double glazed rooflight.

SECOND FLOOR

BEDROOM FOUR

4.29m x 3.51m (14'1" x 11'6")



A versatile room with vaulted ceiling with exposed purlins and double glazed Velux rooflight with blinds, double panelled radiator and opening through to snug.

SNUG

2.84m x 3.18m (9'4" x 10'5")

Velux double glazed rooflight with blinds, exposed timbers and double panelled radiator.