

1 Ty Uchaf Cefn Road, Cilcain, Mold, Flintshire, CH7 5HR

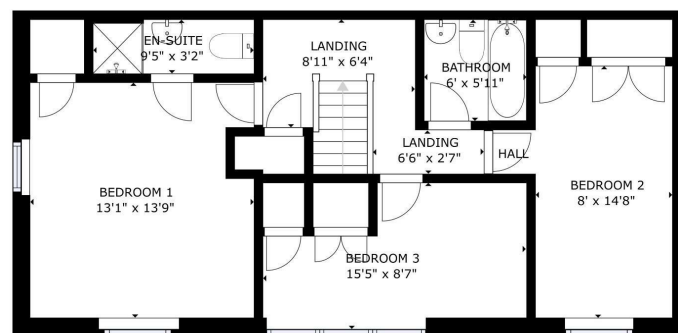
Cavendish
ESTATE AGENTS

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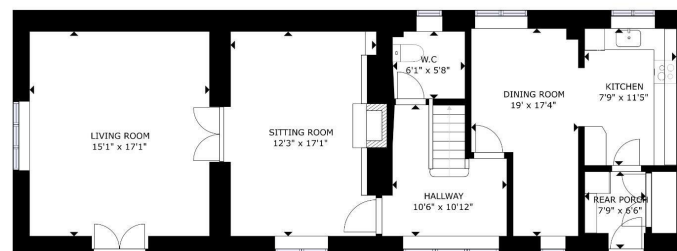
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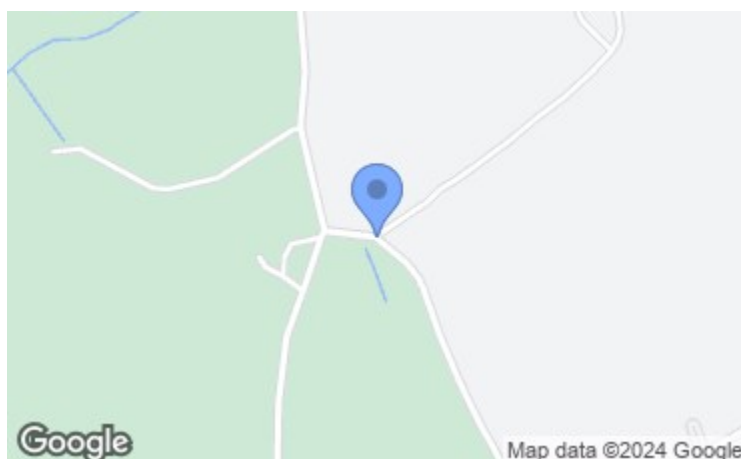
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Matterport



Matterport



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		62	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

1 Ty Uchaf Cefn Road
Cilcain, Mold, Flintshire
CH7 5HR

Price
£475,000

A charming three bedroom stone barn conversion with large garden, small paddock and stable block with garage, extending in total to approximately 0.8 acre. Located in an enviable rural setting on the outskirts of Cilcain village with outstanding views across to the Clwydian hills, some six miles west of Mold. This appealing semi detached property has been sympathetically extended to provide comfortable family sized accommodation with two attractive reception rooms, one with a multi fuel stove, feature stone internal walls, exposed beams to part and oak flooring to most of ground floor rooms. Outside there is ample off road parking for several vehicles, a large informal lawned garden and a small paddock with a purpose built stable block/garage with three stables. The accommodation benefits from oil fired central heating and replacement UPVC double glazed windows and in brief comprises; sitting room with high vaulted ceiling, living room with multifuel stove, inner hallway with staircase to the first floor, cloakroom/WC, dining room, kitchen and rear hallway. First floor landing, bedroom one with en suite shower room, two further bedrooms and bathroom. ADDITIONAL LAND AVAILABLE, SUBJECT TO FURTHER NEGOTIATION.

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.

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LOCATION



The property occupies an attractive rural setting amidst rolling countryside, about a mile from the centre of Cilcain and is approached over a long private lane shared with three neighbouring properties. It provides a spacious family sized home of character with two interconnecting reception rooms, both with solid oak flooring and a feature stone fireplace with stove in the middle room. A particular feature are the large informal gardens to the front with beautiful views across to the Clwydian Hills.

Cilcain is a popular rural community set in the heart of Flintshire and within 1.5 miles of the Clwydian Country Park, ANOB. The village is centred around the popular White Horse Inn and provides a mix of traditional country homes and modern family residences. There is also a popular primary school, bowling green, village hall and a community run shop in the village, providing daily essentials. The surrounding area is noted for its scenic beauty with numerous country walks and bridle ways, providing a haven for keen walkers, horse riding and cycling.

ADDITIONAL LAND

An additional 1 - 2 acres is potentially available from a neighbouring land owner, subject to further negotiation. Further details are available on request.

THE ACCOMMODATION COMPRISES

Twin UPVC double glazed front doors to sitting room.

LIVING ROOM

4.60m x 5.21m (15'1" x 17'1")



A splendid room with a high vaulted beamed ceiling, double glazed window to the side gable with views over the garden and across to surrounding hillside, solid oak flooring, four wall light points and double panelled radiator. Twin double glazed internal doors to living room.



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

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

DW/PMW
Amended JW

PADDOCK



A small paddock directly opposite the property also forms part of the sale with hard standing providing additional parking as well as access to the timber framed/clad stable block.

STABLES AND GARAGE



A purpose built timber framed/clad stable block with enclosure to the front. Comprising:

- Stables One; 17'8" x 14'1"
- Stable Two: 11'5" x 11'2"
- Stable Three: 11'5" x 11'2"
- Garage/Store; 17'8" x 14'1"

DIRECTIONS

Leave Mold on the A541 Denbigh Road, proceeding through the villages of Rhydymwyn and Hendre. After approximately 1.5 miles after Hendre, take the left turning

signposted for Cilcain. Continue for about two thirds of a mile and take the first left turning sign posted for the quarry, and then immediate left into the private road, denoted by the sign for Ty Uchaf. Proceed to the top of the road and bear right at the fork, whereupon number 1 Ty Uchaf is the first property on the left.

AGENTS NOTES

We understand the property is connected to a shared private septic tank drainage system.

The whole extends to approximately 0.8 acre, to include the property, gardens, paddock, stables and sections of shared drive encompassing the garden.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax band G

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

SITTING ROOM

3.73m x 5.21m (12'3" x 17'1")



A fine stone fireplace/chimney breast with tiled insert, slate hearth and multifuel wood burning stove. Beamed ceiling, four wall light points, double glazed window to the front, solid oak flooring and two double panelled radiators. Internal door to inner hall.



HALLWAY

3.20m x 3.05m (10'6" x 10'12")



Large double glazed window to the front elevation, spindled staircase to the first floor, open beamed ceiling, exposed feature stone walling and continuation of the solid oak flooring. Radiator and hardwood panelled interior doors to all rooms.

CLOAKROOM/WC

1.85m x 1.73m (6'1" x 5'8")

Comprising pedestal wash basin and low flush WC. Feature exposed stone wall, slate tiled floor, radiator and double glazed window with frosted glass.

DINING ROOM

5.79m x 5.28m (19'0" x 17'4")



A dual aspect room with double glazed windows to the front and rear elevations, solid oak flooring, three wall light points and double panelled radiator. Recess suitable for a desk/study area and archway opening to kitchen.

KITCHEN

2.36m x 3.48m (7'9" x 11'5")



Fitted with a range of pale green painted solid wood base and wall units with contrasting light wood effect work surfaces with inset composite sink unit with mixer tap and tiled splashback. Glazed display cabinet and range of integrated appliances comprising ceramic hob, cooker hood, electric oven, fridge and freezer. Void and plumbing for dishwasher, tiled floor, recessed ceiling lighting, double glazed window to the rear and internal panelled door to rear porch.

REAR PORCH

2.36m x 1.98m (7'9" x 6'6")

Solid oak glazed exterior door to the garden, continuation of tiled floor and built in cupboard with plumbing for washing machine and housing the oil fired central heating boiler.

FIRST FLOOR LANDING

2.72m x 1.93m (8'11" x 6'4")

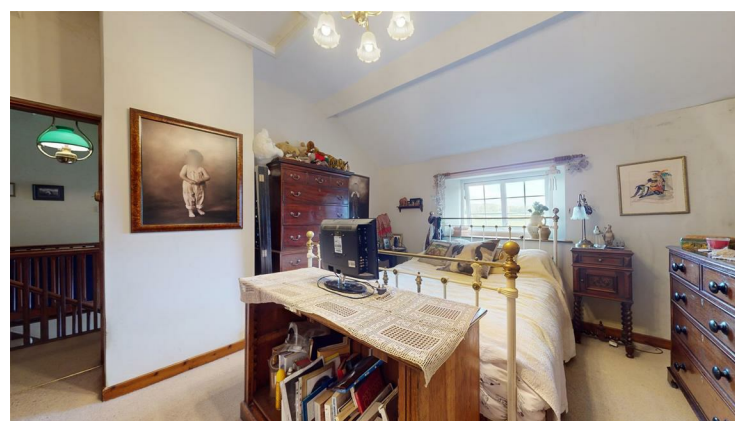
Loft access, cupboard with hanging rail and shelf,

BEDROOM ONE

3.99m x 4.19m (13'1" x 13'9")



Vaulted ceiling, feature stone walling to part with circular double glazed internal window. Double glazed window to the front elevation with views over the surrounding countryside, loft access, two double panelled radiators and built in wardrobe with hanging rails.



BEDROOM TWO

2.44m x 4.47m (8'0" x 14'8")



Double glazed window to the front with views, high ceiling with loft access, double panelled radiator, double built in wardrobe and further cupboard housing the hot water cylinder tank.

BEDROOM THREE

4.70m x 2.62m (15'5" x 8'7")

Low level double glazed window to the front with feature exposed oak lintel, double panelled radiator and built in wardrobe and shelved cupboard.

BATHROOM

1.83m x 1.80m (6'0" x 5'11")



Fitted with a traditional white suite comprising tiled panelled steel bath with mixer shower tap, pedestal wash basin and WC. Part tiled walls, wood effect vinyl floor covering, radiator and Velux double glazed roof light.

OUTSIDE

The property is approached via a stone columned entrance with ranch style gate leading to a wide gravelled driveway which provides ample parking for several vehicles.

GARDENS



Large informal lawned gardens extend to either side of the drive with a selection of mature trees and far reaching views across to the Clwydian hills.

