

GROSS INTERNAL AREA  
1ST FLOOR: 1,323 sq. ft. 2ND FLOOR: 508 sq. ft.  
TOTAL: 1,831 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Dee House**  
Halkyn, Holywell, Flintshire  
CH8 8BY

**Price**  
**£569,000**

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 Residential.

A beautifully appointed and greatly improved four bedroom detached period stone cottage of considerable character and appeal, set within delightful walled gardens with views across to the Dee Estuary and beyond. Located in the older part of Halkyn village, this charming property has been subject to an extensive and tasteful programme of improvement and remodelling in recent years, incorporating two superb green oak framed extensions and quality fittings. Comprising front entrance porch, dining room with a contemporary oak staircase and original inglenook fireplace, living room with a multi fuel stove, snug, a superb kitchen with granite worktops and a large reclaimed wood breakfast bar, a principal ground floor bedroom with built in wardrobes and luxury ensuite, utility room and cloakroom/WC. First floor landing, three further bedrooms and a modern bathroom.

Electric gates lead to a wide gravelled drive for four cars, a large detached garage with electric door and an oak framed carport. Mature front lawned garden with deep well stocked borders, pond and further side patio with summer house and raised beds. Double glazing and oil fired central heating.





LOCATION



Dee House is a most attractive property which forms part of a small rural community, a designated Conservation Area, with a parish church and the historic Britannia Inn. The A55 Expressway provides ease of access along the North Wales coast, to Chester, approximately 17 miles, and connection to the motorway network beyond. Both Liverpool and Manchester airports are usually within a 45 minutes drive. The nearby village of Pentre Halkyn has a shop providing daily essentials, cricket club and primary school, whilst the county town of Mold, approximately five miles, provides a wider range of amenities and leisure facilities..

THE ACCOMMODATION COMPRISES

Modern woodgrain effect UPVC double glazed front door to entrance porch.

ENTRANCE PORCH

1.70m x 1.45m (5'7" x 4'9")

Double glazed window, quarry tiled floor and contemporary oak framed glazed inner door to dining room.

DINING ROOM

4.93m x 4.62m (16'2" x 15'2")



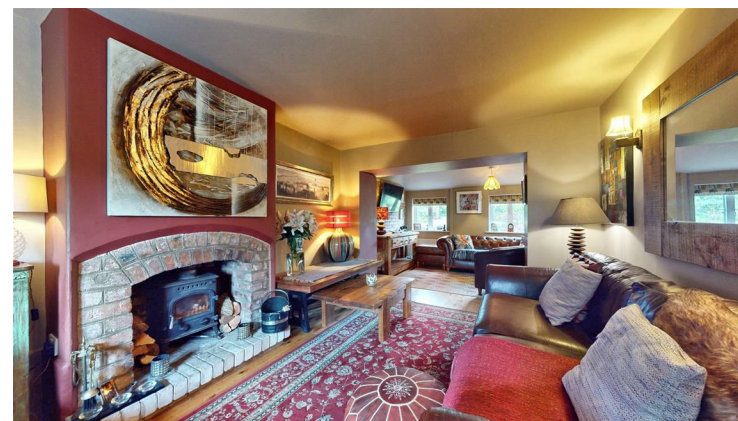
A spacious room with a deep stone inglenook fireplace with

exposed beam, slate hearth and dog grate with canopy. Contemporary oak 'open tread' staircase with feature lighting and iron spindles. Solid oak flooring, double glazed window overlooking the front garden, two wall light points, arched recess to side of fireplace and double panelled radiator.



LIVING ROOM

3.73m x 4.50m (12'3" x 14'9")



An attractive room with double glazed window to the front with pleasing views over the garden, feature brick lined fireplace with raised hearth and multifuel stove, solid oak flooring, connection for wall mounted TV, two wall light points and radiator.

REAR GARDEN



Adjoining the drive is an informal lawned garden area with paving, shrubbery borders and a mature blossom tree to the centre of the lawn. Ample exterior power points and lights.

GARAGE

5.31m x 4.88m (17'5" x 16')



A good sized garage with an electric up and over door, two double glazed windows, power and light installed.

CARPORT

5.33m x 2.90m extending to 4.19m max into the log (17'6" x 9'6" extending to 13'9" max into the log s)

An oak framed carport with log store, electric light and power, and tap.

DIRECTIONS

From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit towards New Brighton and on passing County Hall turn left at the traffic lights signposted Northop and Sychdyn. Continue through Northop traffic lights

and on reaching the A55 take the first exit and join it in the direction of Holywell. Continue for approximately two miles and take the exit for Halkyn. Follow the road up the hill and on reaching the Britannia Inn, which is on the right hand side, fork left whereupon the property will be found after a short distance on the right hand side.

TENURE

Understood to be Freehold.

AGENTS NOTE

Private septic tank drainage.

Satellite dish.

Burglar alarm with two panic buttons

COUNCIL TAX

Flintshire County Council - Tax Band F

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

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

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

DW/PMW



**FAMILY BATHROOM**

2.24m x 2.77m (7'4" x 9'1")



A well appointed fully tiled bathroom fitted with a modern suite comprising panelled bath with shower, vanity wash basin with mixer tap and low flush WC. Attractive fully tiled walls with matching floor, shaver point, wall light point, feature lighting and chrome towel radiator. Double glazed window, two Velux double glazed roof lights and enclosed cupboard housing the hot water cylinder tank.

**OUTSIDE**



The property is approached to the rear via stone splayed entrance with electric/remote controlled twin gates leading to a gravelled drive which provides ample parking for several vehicles as well as access to the garage and carport.

**MAIN GARDEN**



Private enclosed front lawned garden with mature hedging to the boundaries, well stocked shrubbery borders, stone walling, gravelled pathways and a small pond with raised decked seating area. A gate from the front garden leads through to the road.

**SIDE GARDEN**



A landscaped side garden with gravelled pathways and a slightly raised patio providing a pleasant dining/breakfast area taking full advantage of the setting and views across the estuary and beyond. Raised vegetable bed, feature stone walling, outside lights, small potting/tool shed with electricity connected and timber framed/clad summerhouse also with power connected.



**SNUG**

3.53m x 3.10m (11'7" x 10'2")



Two double glazed window overlooking the rear garden, feature brick walling, connection for wall mounted Tv, oak flooring and double panelled radiator.

**KITCHEN BREAKFAST ROOM**

5.05m x 4.83m (16'7" x 15'10")



A superb 'open plan' room with an oak framed extension incorporating two pairs of French doors leading out to the garden

and full length double glazed windows either side. The kitchen is fitted with a bespoke range of solid wood fronted and deep blue coloured units incorporating a central island with black granite work surfaces and a solid wood breakfast bar providing seating for four people. Twin enamel Belfast sink unit with traditional style mixer tap, electric range style cooker, fitted cooker hood, under cupboard lighting, void for fridge freezer, two radiators, recessed ceiling lighting and tiled floor throughout.





#### UTILITY

2.29m x 2.01m (7'6" x 6'7")

Matching units to the kitchen with, black granite work surfaces, Belfast style sink unit with mixer tap and attractive tiled splashback. Tiled floor, modern woodgrain effect double glazed stable door providing access to the patio, and built in cupboard housing the oil fired central heating boiler.

#### REAR PORCH

2.49m x 1.37m (8'2" x 4'6")

Forming part of the oak framed extension with full length double glazed windows and double glazed exterior door. Tiled floor and internal sliding oak door to cloakroom/WC.

#### CLOAKROOM/WC

2.31m x 1.19m (7'7" x 3'11")



Fitted with a modern suite comprising low flush WC and feature stone wash basin with mixer tap upon a wooden/steel frame. Grey towel radiator, tiled floor, extractor fan, exposed timbers and feature stone walling.

#### BEDROOM ONE

5.66m x 3.63m (18'7" x 11'11")



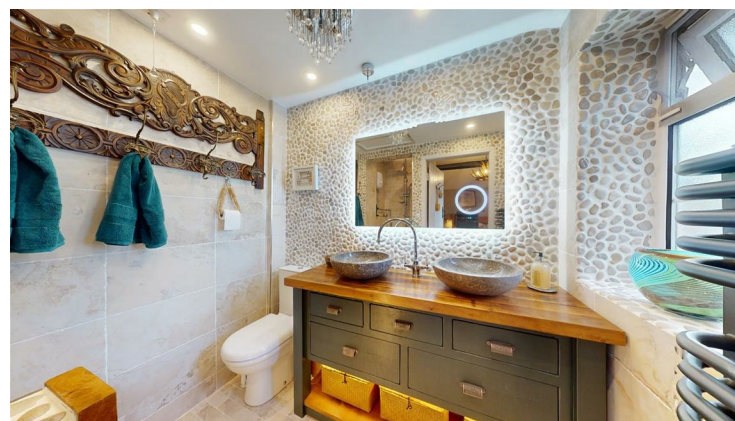
A splendid room with a superb oak framed addition to the side gable with full height double glazed windows enjoying far reaching

views across the Dee Estuary, Wirral Peninsula and across to Liverpool in the far distance. Solid oak flooring, fitted floor to ceiling mirror fronted wardrobe unit, exposed purlins, two contemporary style radiators and two wall light points.

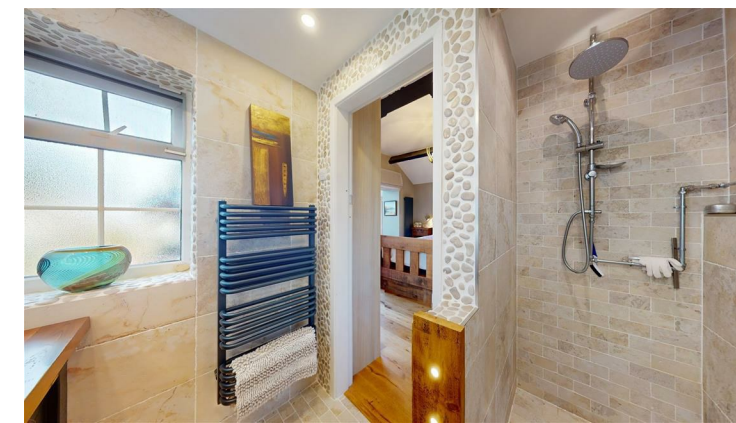


#### EN SUITE

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



A luxury en suite shower room with a 'wet floor' shower recess with Triton electric shower, stone wash basin with mixer tap upon a bespoke solid wood unit with drawers and space for wicker style baskets; and low flush WC. Attractive fully tiled walls with pebble feature, large fitted touch control mirror, loft access, recessed ceiling lighting, contemporary style radiator and double glazed window with frosted glass.



#### FIRST FLOOR LANDING

Double glazed window to side elevation with far reaching views over the Dee Estuary and beyond; and traditional white painted panelled interior doors to all rooms.

#### BEDROOM TWO

2.67m x 4.50m (8'9" x 14'9")



A dual aspect room with views over the front and rear gardens, fitted wardrobe units to either side of a central chimney breast with sliding door fronts, Victorian style fireplace (not in use) and double panelled radiator.

#### BEDROOM THREE

3.20m x 3.48m (10'6" x 11'5")



Double glazed window to the front, built in wardrobe with mirrored sliding door fronts, shelled alcove, wood panelled wall, solid oak flooring and double panelled radiator.

#### BEDROOM FOUR/STUDY

2.26m x 2.77m (7'5" x 9'1")



Two Velux double glazed roof lights, further double glazed window to the side and three wall light points.