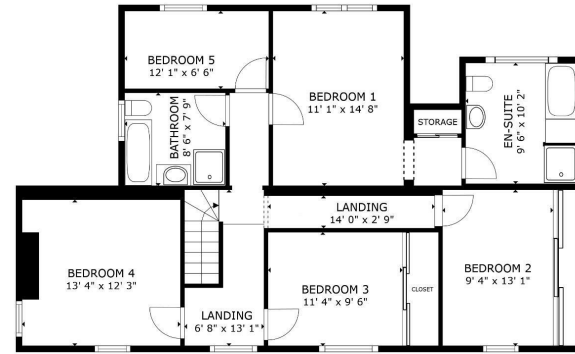
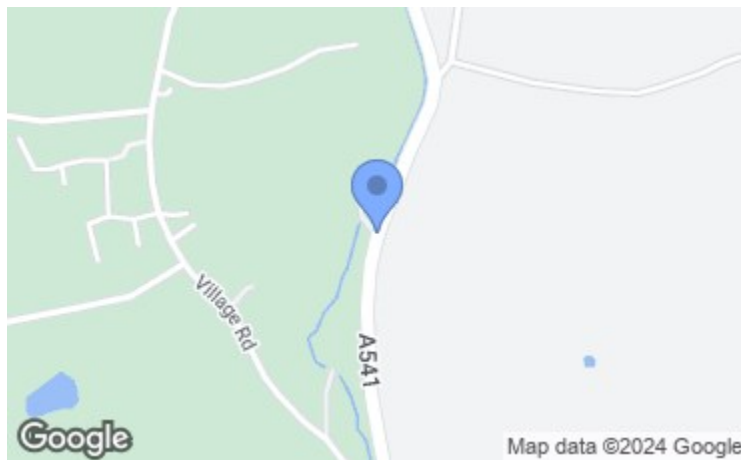


GROSS INTERNAL AREA  
FLOOR 1 1,300 sq.ft., FLOOR 2 1,091 sq.ft.  
TOTAL 2,391 sq.ft.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	92
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	92
(81-91) B	
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**Fron Haul Bach, Denbigh Road**  
Nannerch, Mold, Flintshire  
CH7 5QU

**Price**  
**£695,000**

\*\*\*NO ONWARD CHAIN - MOTIVATED VENDOR\*\*

AN IMPOSING AND EXTENDED FIVE BEDROOM DETACHED COUNTRY PROPERTY with conservatory, stables and two garages, set within approximately three acres on the fringe of this noted village community with outstanding views over the surrounding countryside. Situated approximately 7 miles west of Mold and within a short drive of the A55 Expressway at Pentre Halkyn. Affording a very adaptable and spacious family home with most rooms taking full advantage of the setting and views. In brief comprising: entrance porch, reception hall with pitch pine staircase, cloakroom/WC, two reception rooms, conservatory, kitchen with adjoining breakfast room, office, principal bedroom with a large en suite bathroom, four further bedrooms and a recently refurbished family bathroom. Oil fired central heating, double glazing and solar PV panels. Long private drive, large informal gardens, surrounding land divided into three paddocks and stable block with two stables and tack room.

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**



Fron Haul Bach stands in a commanding elevated position, set back from the A541 Mold/Denbigh Road on the periphery of Nannerch village, with splendid views over the surrounding countryside across to the Clwydian Hills. To the rear is a secluded garden, adjoining open fields and there is a large informal lawned side garden. 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 (17 miles) and motorway network beyond. Nannerch is located in a Designated Area of Outstanding Natural Beauty and has a popular inn, primary school, doctors' surgery and parish church. Whilst the local market town of Mold, approximately seven miles, provides a comprehensive range of shopping facilities catering for most daily needs, leisure facilities, secondary schools and several popular restaurants.

**THE ACCOMMODATION COMPRISES**

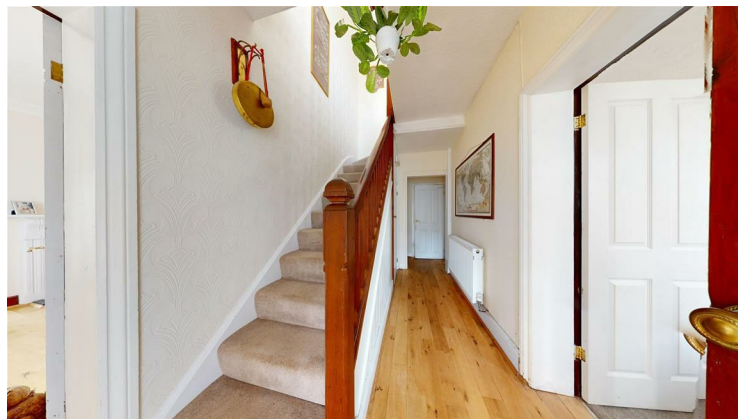
Woodgrain effect double glazed panelled door to entrance porch.

**FRONT ENTRANCE PORCH**

Double glazed windows to either side, quarry tile floor and glazed panelled internal door to reception hall.

**RECEPTION HALL**

2.03m x 3.84m (6'8" x 12'7")



Pitched pine spindle staircase to the first floor with storage cupboard beneath, oak flooring and radiator.

**CLOAKROOM/WC**

Comprising low flush WC and wash hand basin. Fitted worktop with void and plumbing beneath for washing machine, tiled walls, tile effect floor and double glazed window with frosted glass.

**LIVING ROOM**

7.62m x 3.84m (25'92" x 12'7")



A spacious and well lit room with two Georgian effect double glazed windows to the front with far reaching views and further double glazed French doors to the side gable overlooking the garden. Feature brick fireplace with tiled hearth, telephone point, coved ceiling, dado rail and large double panelled radiator. Internal door to breakfast room.



**STABLES**

2.95m x 3.43m



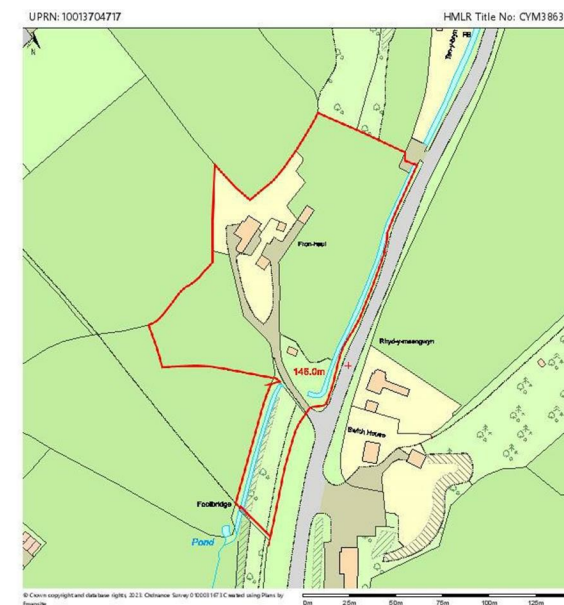
Purpose built timber framed and clad stable block comprising two stables and tack room.

Stable 1: 9'8" x 11'3"

Stable 2: 9'7" x 11'3"

Tack room: 7'7" x 11'3"

**LOCATION PLAN**



Not to scale - For identification purposes only.

**DIRECTIONS**

From Mold take the A541 Denbigh road and follow this road for approximately six miles, ignoring the left turning for Nannerch, whereupon the property will be found at short distance thereafter set back on the left hand side.

**AGENTS NOTES**

We are advised Welsh Water have a right of access along the lower section of the drive to a small pumping station which we understand serves Fron Haul Bach and the neighbouring properties opposite. Mains drainage. Oil fired central heating.

**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**

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

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

DW/PMW

Amended JW



GARDENS



Large informal lawned gardens extend to the front and side of the property with mature trees and patio areas extending across the front and side elevations of the house taking full advantage of the setting and views. There is a timber framed/clad solar shed in the side garden. To the rear is a secluded garden with stone retaining walls, deep well stocked shrubbery borders and steps leading up to a further triangular shaped upper lawned garden with views over the fields and across to the Clwydian Hills. Externally mounted oil fired boiler and oil tank.

TWO GARAGES

Two detached garages both with electricity connected comprising a concrete sectional garage measuring 18' x 15'9" and further brick built garage.

LAND



The land is predominately located to the front and side of the property and is divided into three enclosures, with the larger of the paddocks located to the front of the property. All three paddocks have access from the driveway and the front paddock has a natural stream running parallel with the main road. This is also small brick/slated building within the front paddock. The whole to include property, gardens and land extends to approximately three acres.



DINING ROOM

3.91m x 3.84m (12'10" x 12'7")



Double glazed Georgian style window to the front with open aspect, feature white fireplace surround with open fire grate, solid oak flooring, traditional coved ceiling, wall light points and radiator. Full length UPVC double glazed internal door to conservatory.



CONSERVATORY

3.76m x 3.84m (12'4" x 12'7")



A large conservatory taking full advantage of the setting with outstanding views over the valley across to the Clwydian Hills. Built on a low base with UPVC double glazed windows with matching French doors to the rear and pitched polycarbonate type roof covering. Tiled floor, wall light point and power points.

KITCHEN

3.68m x 3.48m (12'1" x 11'5")



Fitted with a range of dark oak style fronted base and wall units with contrasting mottle effect work surfaces, inset sink unit with preparation bowl and mixer tap, part tiled walls. Integrated appliances comprising an electric double oven, touch control ceramic hob and cooker hood, fridge and freezer and void for dishwasher. Two double glazed windows overlooking the rear garden, tiled floor, recessed ceiling lighting and radiator. Opening to breakfast room.



BREAKFAST ROOM

3.35m x 4.47m (11' x 14'8")



A generous sized room with UPVC double glazed patio door to the rear leading out to the garden, tiled floor, internal door to the living room and radiator.



**REAR PORCH**

Tiled floor, radiator and modern woodgrain effect double glazed exterior door.

**OFFICE**

2.49m x 3.15m (8'2" x 10'4")



Two double glazed windows, tiled floor and radiator.

**FIRST FLOOR LANDING**



A large split level landing with double glazed window to the front, two loft access points, Velux double glazed roof light and radiator.

**BEDROOM ONE**

3.38m x 4.47m (11'1" x 14'8")



Double glazed window to the rear with views over the surrounding fields across to the village, coved ceiling and radiator. Archway to inner hallway.

**INNER HALLWAY**

Built in wardrobe with sliding door fronts and internal door leading through to en suite bathroom.

**EN SUITE BATHROOM**

2.90m x 3.10m (9'6" x 10'2")



A large bathroom fitted with a four piece suite comprising panelled bath with mixer shower tap, separate tiled shower enclosure with folding screen and Mira electric shower unit, pedestal wash basin and low flush WC. Half tiled walls, laminate tile effect flooring, shaver point, double panelled radiator and double glazed window with frosted glass.

**BEDROOM TWO**

2.84m x 3.99m plus wardrobe (9'4" x 13'1" plus wardrobe)



Double glazed window to the front, large fitted wardrobe units extending the full length of one wall with sliding door fronts, vanity wash basin and double panelled radiator.

**BEDROOM THREE**

3.45m x 2.90m plus wardrobe (11'4" x 9'6" plus wardrobe)

Double glazed window to the front, large fitted wardrobe unit to one wall with sliding door fronts, pedestal wash basin and radiator.

**BEDROOM FOUR**

4.06m x 3.73m (13'4" x 12'3")



A dual aspect room with double glazed windows to the front and side elevations with far reaching views, vanity wash basin and radiator.



**BEDROOM FIVE**

3.68m x 1.98m (12'1" x 6'6")



Double glazed window to the rear and radiator.

**FAMILY BATHROOM**

2.59m x 2.36m (8'6" x 7'9")



A modern well appointed bathroom comprising panelled bath with mixer tap, walk in shower with laminate panels, full length screen and Mira Sports electric shower unit; vanity wash basin with grey drawers beneath and low flush WC. Attractive part tiled walls, wood effect vinyl floor covering, recessed ceiling lighting, extractor fan, chrome towel radiator and high level double glazed window.

**OUTSIDE**



The property occupies an elevated setting and is set back off the Denbigh road and approached over a sweeping driveway which splits providing access to the front of the property to the two garages as well as to an additional parking to the upper left hand side of the house.