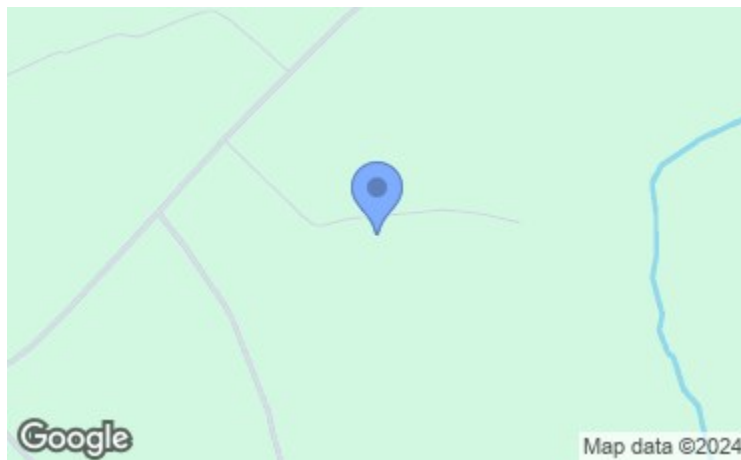




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,969 sq.ft. FLOOR 2 1,610 sq.ft.
EXCLUDED AREAS : DOUBLE GARAGE 400 sq.ft.
TOTAL : 3,579 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			
England & Wales	EU Directive 2002/91/EC		65

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Top O Waen, Waen Isa Lane
Babel, Holywell, Flintshire
CH8 8QB

Offers Over
£950,000

A substantial six bedroom country residence with possible annexe/holiday let, extensive gardens and land, the whole extending to approximately 11.6 acres. Located in an enviable rural setting along a private lane with outstanding views across to the Clwydian Hills and Snowdonia (Eryri) in the far distance, approximately ten miles west of Mold and 19 miles from Chester. This spacious family residence offers flexible accommodation with two large reception rooms with wooden floors and a wood burning stove, a modern well specified kitchen with Neff appliances and Aga range cooker, four generous bedrooms (two ensuite), a family bathroom and two large interconnecting attic room to the main house. The original cottage part of the house, affords character accommodation with scope to utilise as an annexe for a dependant relative/ or possible holiday let, with stone floors, bi-fold doors to the garden and an exposed stone fireplace with a wood burning stove. It has a snug, a large living/dining room, two bedrooms and a shower room. Large integral garage with internal stores, utility room with WC and separate single garage. Planning permission, now lapsed, was previously granted for the erection of a large ancillary building within the gardens. Air source heating and replacement uPVC double glazing.

LOCATION



Top O Waen is spacious part rendered property offering approximately 3,500 sq.ft of living accommodation with most rooms enjoying far reaching views across to the Clwydian Hills and Snowdonia (Eryri). The property is approached over a private lane and is surrounded by open countryside and has ample parking for multiple vehicles as well as an integral double garage and a separate single garage.

The small local town of Caerwys is within a short drive providing a range of facilities catering for most daily requirements, included two inns and primary school. There are numerous country walks within the area and whilst being rural situated the area has good access onto the A55 Expressway enabling ease of access along the North Wales coast, to Chester (19 miles) and connecting to the motorway network beyond. Both Liverpool and Manchester international airports are usually within an hours drive.

THE ACCOMMODATION COMPRISES

Covered front entrance with wood panelled front door to;

PORCH

Internal door to:

RECEPTION HALL

7.54m x 1.83m (24'9" x 6')

Wood wall panelling with matching staircase to the first floor, two double glazed windows and double panelled radiator.

CLOAKROOM/WC

1.73m x 0.76m (5'8" x 2'6")

Comprising low flush WC and wash hand basin, slate tiled floor, double panelled radiator and double glazed window with frosted glass.

LIVING ROOM

8.36m x 5.18m (27'5" x 17')



A spacious and well lit room with double glazed windows to the side and rear aspects with splendid views over the gardens and across to the Clwydian Hills. Large freestanding Jotul wood burning stove on a slate tiled hearth, hardwood flooring, two large double panelled radiators and French doors leading out to the adjoining patio. Doors opening through to the adjoining dining room.

DINING ROOM

3.63m x 5.69m (11'11" x 18'8")



Double glazed window to the rear with far reaching views, wood flooring and double panelled radiator. Glazed internal door to Kitchen.

the direction of Caerwys/Afonwen. Follow the road for approximately 0.5 mile and take the left turning into the private lane whereupon the property will be found on the right hand side.

COUNCIL TAX

Flintshire County Council - Tax Band H

TENURE

Freehold.

AGENTS NOTES

An air source heating system, installed in 2013, serves the main house.

The original part of the house (The Cottage) has a solid fuel central heating system via a back boiler off the multi fuel stove in the living/dining room..

Oil fired Aga range cooker in kitchen.

Private drainage system.

A 'cul de sac' public footpath extends across the field.

Planning permission, now lapsed, for the erection of a large ancillary building was previously granted by Flintshire County Council, Application No. 062935. We understand a re-application has been submitted and a decision is due on 5th August 2024.

Overage clause on field No. 1508.

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.

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.

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.

VIEWING

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

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

DW/PMW



LAND



A large, mainly level field, approximately 10.6 acres, extends to south western side of the property with a stock proof fence, water supply and three access points and one access point from the property. The total plot including house, gardens and land extends to approximately 11.6 acres.



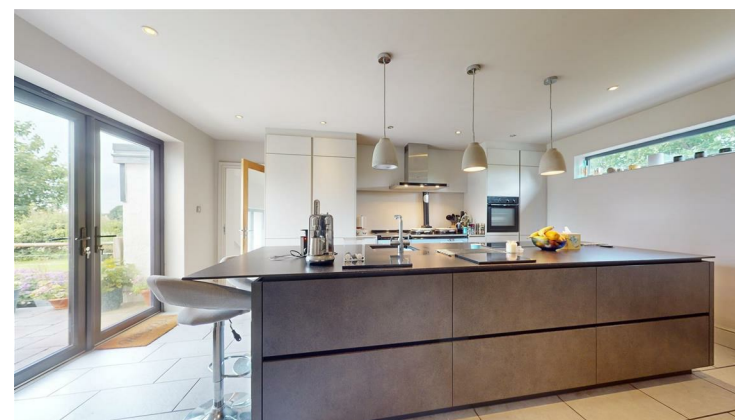
DIRECTIONS

From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street. On reaching the roundabout take the second exit towards New Brighton and on reaching County Hall turn left at the traffic lights for Northop. Proceed through Northop village and join the A55 Expressway in the direction of the North Wales coast and continue for some seven miles until reaching the Caerwys and Prestatyn interchange. At the mini-roundabout take the third exit proceeding over the dual carriageway and at the next mini-roundabout take the third exit towards Holywell. Follow the road up the hill and take the first right turning for Gorsedd. Continue to the village centre at turn right opposite the Druids Inn, and follow this road over the A55 and for some 2 miles until reaching the junction and turn right in



KITCHEN

4.17m x 5.44m (13'8" x 17'10")



A modern luxury kitchen with two toned 'handle-less' drawer and door fronts and a large matching central island/breakfast bar. Contrasting Silestone worktops, wide pan drawers, feature lighting and range of Neff appliances including an induction hob, electric oven, fridge/freezer and dishwasher. Pale blue coloured, oil fired, Aga range cooker with two hot plates, warming plate and four ovens is included in the sale. Tiled floor, recessed ceiling lighting, high level double glazed window to the lane side, pantry cupboard with electric sockets and water supply; and double glazed French doors leading out onto the patio. Door with steps leading down to cottage/annex.



SNUG

5.49m x 3.66m overall (18'12" x 12'12" overall)



Feature stone fireplace with Jotul multi fuel stove, stone tiled floor, double panelled radiator and double glazed bi fold doors to the garden. Internal glazed door to living/dining room.



LIVING/DINING ROOM

8.33m x 4.11m < 3.94m (27'4" x 13'6" < 12'11")

A spacious open plan room with two double glazed windows with views over the surrounding countryside, feature brick fireplace

with large multi fuel stove, continuation of the stone tiled floor, radiator and second staircase leading to bedrooms five and six.

MAIN LANDING

Recessed ceiling lighting, double glazed windows to the front, radiator and cylinder cupboard housing a pressurised hot water cylinder tank. Inner landing with enclosed staircase provides access to the attic.

BEDROOM ONE

4.55m x 4.50m (14'11" x 14'9")



Comprising two large double glazed windows with far reaching views, built in twin wardrobes and double panelled radiator.

EN SUITE

2.97m x 1.85m (9'9" x 6'1")

Fitted with a contemporary style suite comprising an oval shaped bath with mixer shower tap, corner multi jet shower cubicle, twin wash basins and matching WC. Part tiled walls with matching floor, tall chrome radiator and double glazed window with frosted glass.

BEDROOM TWO

4.57m x 3.78m (15' x 12'5")



A double size room with double glazed window to the rear, built in double wardrobes and further double storage cupboard. Double panelled radiator and far reaching views.

BEDROOM THREE

4.65m x 3.05m (15'3" x 10')

A double size room with double glazed window to the rear, built in wardrobes and double panelled radiator.

BEDROOM FOUR

3.66m x 3.40m (12' x 11'2")



Double glazed window with views across to the hills and double panelled radiator.

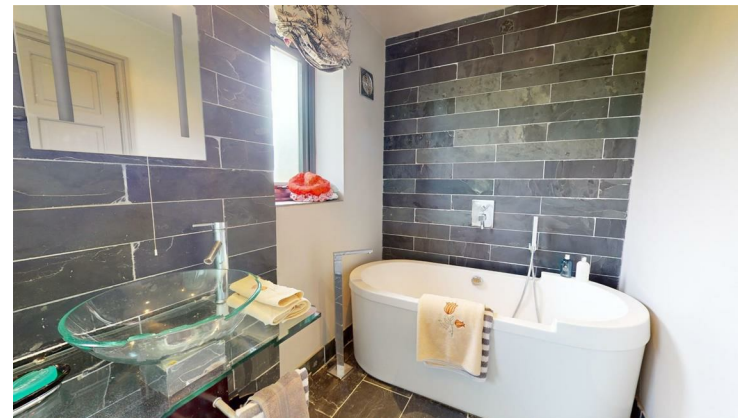
EN SUITE

2.03m x 1.68m (6'8" x 5'6")

Modern en-suite comprising a large tiled shower enclosure with feature slate tiles with matching floor and mains shower valve, wash basin and WC. Extractor fan, recessed ceiling lighting and double glazed window.

FAMILY BATHROOM

3.51m x 1.68m (11'6" x 5'6")



Fitted with a modern contemporary suite comprising oval shaped bath with mixer tap, shower pod, feature glass wash basin and WC. Slate part tiled walls with matching floor, chrome towel radiator, two double glazed windows with frosted glass.

BEDROOM FIVE

3.91m x 2.67m (12'10" x 8'9")



Approached via an independent staircase from the cottage/annex. Double glazed window with views and radiator.

BEDROOM SIX

3.73m x 2.67m (12'3" x 8'9")



Double glazed window and radiator.

SHOWER ROOM

1.73m x 1.65m (5'8" x 5'5")

Comprising a multi jet shower pod, wash basin with cabinet beneath and WC.

ATTIC ROOMS

8.46m x 3.63m plus 6.65m x 2.41m (27'9" x 11'11" plus 21'10" x 7'11")

Two large interconnecting attic rooms providing potential for additional living accommodation, a study or for general storage purposes. Fully boarded floor, pine panelled ceilings, Velux double glazed roof lights and access to under eaves storage areas.

OUTSIDE



Tarmacadam drive to the rear of the property affording parking for several cars as well as access to the attached double garage and a further single brick built garage.

DOUBLE GARAGE

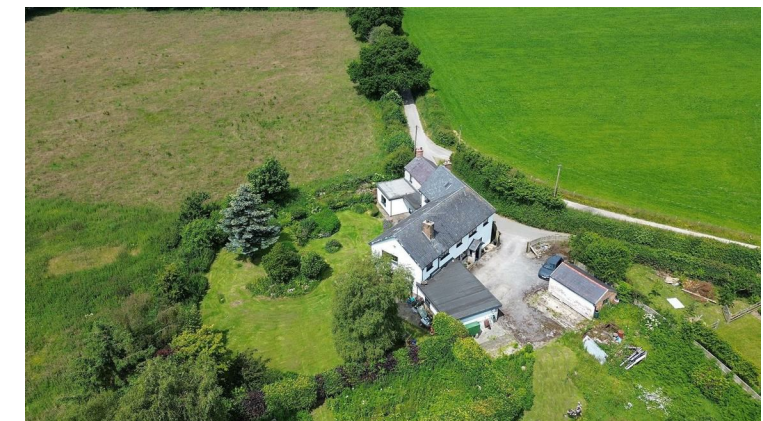
7.11m x 5.54m (23'4" x 18'2")

Twin up and over doors, two double glazed windows and two useful built in storage cupboards.

SINGLE GARAGE

A detached single garage located opposite the front of the property.

GARDENS



Informal lawned gardens extend predominately to the rear of the property enjoying a southerly aspect and beautiful views over the surrounding countryside and across to the Clwydian Hills. There is a wide paved patio area extending across the rear elevation of the house taking full advantage of setting. The garden is interspersed with various mature trees and shrubs and an established beech hedge with access leading through to further garden areas, divided into two parts, and to the former tennis court.