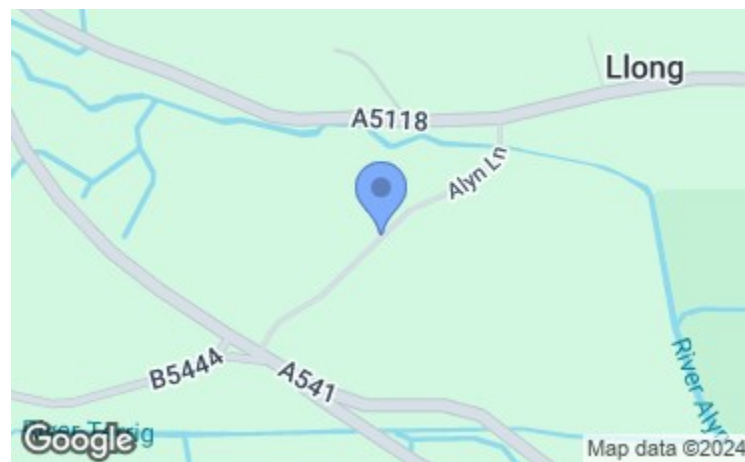


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 1,741 sq.ft. FLOOR 2 905 sq.ft.  
TOTAL : 2,646 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	79
(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	79
(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	
England & Wales	EU Directive 2002/91/EC



**The Old Inn & Stables Cottage, Alyn Lane**  
Llong, Mold, Flintshire  
CH7 4JR

**Price**  
**£525,000**

A SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY PROPERTY INCORPORATING A SELF CONTAINED ANNEXE, LARGE DETACHED GARAGE, PRIVATE GARDENS AND TIMBER CABIN. Located in a convenient semi rural position with far reaching views over neighbouring farmland, some 2 miles from Mold and 12 miles from Chester. The Old Inn and Stables Cottage affords a very spacious and adaptable family home which is presently divided in two parts which could easily be modified at minimal expense to provide one larger family home. The property includes has two staircases, five receptions, two kitchens and three bathrooms, and benefits from two oil fired central heating systems and double glazing. Outside there is ample parking for several cars, a large detached garage, private gardens and a substantial timber cabin providing ideal ancillary accommodation for guests or home office. In brief comprising: front porch, reception hall, lounge, study, family room, kitchen, garden room, sitting/dining room, second kitchen, utility room and ground floor shower room. First floor; two landings, five bedrooms and two bathrooms. VIEWING HIGHLY RECOMMENDED.



ESTATE AGENTS

www.cavendishproperties.co.uk

## LOCATION



As the name depicts, the property was originally a former inn which was adapted to provide a family home and later extended in 2005 to provide a self contained annexe. It affords particularly spacious and versatile accommodation, presently used as a multi generation home, which could easily be modified to provide one larger family residence as required. Outside there is ample parking, a substantial garage and a private garden adjoining open countryside.

Conveniently located along a minor lane, in between the A541 and A5118, within a few minutes drive of Mold and some four miles of the A55 Expressway at Dobshell enabling ease of access throughout the region. Mold provides a comprehensive range of amenities and shops serving daily needs, schools for all ages and leisure facilities. The Broughton Retail Park with its High Street branded shops, cinema and restaurants is also within a short drive.

## THE ACCOMMODATION COMPRISES

Twin uPVC double glazed leaded-effect front doors to Entrance Porch.

## ENTRANCE PORCH

Matching single glazed leaded-effect windows, tiled floor, wall light point and original wood panelled internal door to Reception Hall.

## RECEPTION HALL

3.81m x 3.02m (12'6" x 9'11")



A spacious hallway with double glazed window to the front, original black painted beamed ceiling, wall light point and built-in cloaks cupboard. Radiator, telephone point and enclosed staircase leading to bedrooms one and two; and family bathroom.

## LOUNGE

4.34m x 3.99m (14'3" x 13'1")



A dual aspect room with double glazed windows to the front and side elevations, original black painted beamed ceiling, feature marble-effect fireplace surround with tiled inset, hearth and open fire grate, original wood wall panelling, wall light points, TV aerial point and radiator.

## STUDY

3.94m x 3.73m (12'11" x 12'3")

A dual aspect room with double glazed windows to the front and rear elevations, fitted units with drawers and shelving above, display cabinet and radiator. Internal door to Family Room.

## REAR GARDEN



To the rear is a mainly paved patio garden with deep, well stocked shrubbery borders to the field side.



## DIRECTIONS

From the Agents Mold office proceed along Chester Street turning right at the mini roundabout onto Chester Road. Follow the road to the main roundabout on the outskirts of the town and take the third exit onto the A541 Wrexham Road. Follow the road for approximately 0.25 mile and bear left onto the A5118 towards Padeswood/Penymynydd. Follow the road for a further 0.5 mile and turn right opposite the Blackwells Stone Mason onto Alyn Lane whereupon the property will be found on the right hand side.

## AGENTS NOTES

We are advised of the following information as follows;

The property has a private drainage system with a new tank installed in 2005.

The property has it's own flood pump, further details of which are

available from the vendors.

Electricity - One electricity supply/meter serving the whole property.

Water - One water supply serving the whole property.

Heating - Oil fired heating with a boiler in the utility room serving the The Old Inn and a second oil fired boiler in the garage serving Stables Cottage.

EPC - An Energy Performance Report is available for The Old Inn from the Agent's Mold office

## TENURE

Freehold - The property is registered as one dwelling.

## COUNCIL TAX

Council Tax - The Old Inn and Stables Cottage are presently individually rated by Flintshire County Council.

## 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/SC

### BATHROOM TWO

2.44m x 1.73m (8' x 5'8")



Fitted with a four piece suite comprising a small tub-style panelled bath with mixer shower tap and screen, separate enclosed shower cubicle with mains shower valve, pedestal wash basin and WC. Part tiled walls, high vaulted ceiling with exposed beams, chrome towel radiator, radiator, tiled floor and double glazed window.

### OUTSIDE



The property is approached by a wide splayed entrance with twin ranch timber gates leading to a wide gravelled forecourt which provides ample parking for several vehicles as well as access to the garage. There is gated access to the side of the forecourt leading through to the side and rear gardens.

### FRONT GARDEN

A small front garden area with well stocked shrubbery borders.

### GARAGE

7.06m x 5.03m (23'2" x 16'6")

A substantial brick built garage with electric roller door, double glazed window and personal door to the rear. Power and light installed. Worcester oil fired central heating boiler.

### SIDE GARDEN



To the side of the property is a well maintained good sized private garden, which is bordered by high mature hedging and includes well stocked shrubbery borders, patio area, timber framed cabin and timber storage shed.

### TIMBER CABIN

5.41m x 3.91m maximum internal overall (17'9" x 12'10" maximum internal overall)



Divided into three interconnecting rooms with mezzanine attic, to include a cloakroom with WC and wash basin. Power and light installed.

### FAMILY ROOM

4.17m x 3.89m (13'8" x 12'9")



A well lit room with double glazed windows to the front and matching French doors providing access to the patio and garden. Staircase to leading the bedrooms 3,4 & 5 and bathroom, two radiators, recessed ceiling lighting and TV aerial point. Understairs storage cupboard. Internal door to Kitchen.



### KITCHEN ONE

4.62m x 3.86m (15'2" x 12'8")



A good sized family kitchen with space for a table to the centre of

the room and with double glazed windows to the front, side and rear elevations. Semi-vaulted ceiling with two motorised Velux double glazed rooflights. Range of cream coloured base and wall units with solid wood worktops, white enamel sink unit with mixer tap and tiled splashback. Space for electric cooker, fitted cooker hood and plumbing for washing machine. Void for fridge freezer, tiled floor, radiator and cloaks cupboard. Full length glazed internal door to Garden Room.



### GARDEN ROOM

4.39m x 3.07m (14'5" x 10'1")



An attractive room with insulated roof with recessed ceiling lighting, heating and uPVC double glazed windows and matching French doors to the garden. Tiled floor, connection for wall mounted TV and electric heater.

### REAR PORCH

Twin panelled glazed exterior doors to the side garden, tiled floor and small single glazed window.

**SITTING/DINING ROOM**

4.80m x 3.68m (15'9" x 12'1")



Double glazed window to the rear with views over the surrounding fields and across to the Clwydian Hills and Moel Famau in the far distance. Two radiators and glazed doors to either side leading through to the kitchen and utility room.

**KITCHEN TWO**

3.89m x 2.84m overall (12'9" x 9'4" overall)



Range of oak fronted base and wall units with light toned worktops and inset sink unit with preparation bowl and mixer tap. Fitted breakfast table, space for electric cooker, fridge and freezer. Double glazed bay window with far reaching views of the surrounding countryside, further double glazed window to the side gable and radiator.

**UTILITY ROOM**

3.68m x 1.85m (12'1" x 6'1")



A large utility room with range of base units with matching worktops and inset sink unit with tiled splashback. Fitted broom cupboard, freestanding Firebird oil fired central heating boiler, radiator, vinyl floor covering, double glazed window and internal door to Rear Porch.

**REAR PORCH**

uPVC double glazed windows and matching exterior doors to the rear garden.

**SHOWER ROOM/WC**

2.69m x 1.70m (8'10" x 5'7")



Located off the reception hall, a modern well appointed shower room with fitted cabinets comprising corner shower cubicle with Mira Sports electric shower, semi-recessed wash basin with blank cabinets beneath and WC with concealed cistern. Marble-effect tiled walls with matching floor, chrome towel radiator and double glazed window with frosted glass.

**FIRST FLOOR LANDING**

Double glazed window, radiator, built-in shelved cupboard and concealed (not in use) door leading through to Bedroom Three.

**BEDROOM ONE**

4.01m x 3.48m (13'2" x 11'5")



Double glazed window to the front with views over the surrounding fields, a range of fitted wardrobe units which extends to one wall with sliding door fronts, further built-in wardrobe with hanging rails and dressing table. Double panelled radiator.

**BEDROOM TWO**

3.86m x 2.13m (12'8" x 7')

Double glazed dormer window to the rear with views over the surrounding fields and Clwydian Hills; and radiator.

**BATHROOM ONE**

2.90m x 2.08m (9'6" x 6'10")



Fitted with a modern white suite comprising panelled bath with mixer tap and electric shower with folding screen, wash basin with cabinet beneath and low flush WC. Fully tiled walls, tiled floor, radiator, extractor fan, loft access and cylinder cupboard housing a pre-lagged water cylinder tank.

**SECOND LANDING**

Approached via the staircase from the Family Room and having two double glazed windows to the front, radiator and built-in storage cupboard with hanging rail. Pine panelled interior doors lead to all rooms.

**BEDROOM THREE**

3.73m x 3.35m plus wardrobes (12'3" x 11' plus wardrobes)



Double glazed window to the front, fitted wardrobe units with tall mirror fronted door fronts and radiator. Concealed door to the main landing.

**BEDROOM FOUR**

2.92m x 2.13m (9'7" x 7')



A triple aspect room with views, high vaulted ceiling with exposed timbers.

**BEDROOM FIVE**

3.89m x 2.13m (12'9" x 7')

A single aspect room with views, high vaulted ceiling with exposed beams, laminate flooring and radiator.