



GROSS INTERNAL AREA
 1ST FLOOR: 1,783 sq. ft. 2ND FLOOR: 1,407 sq. ft.
 TOTAL: 3,190 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



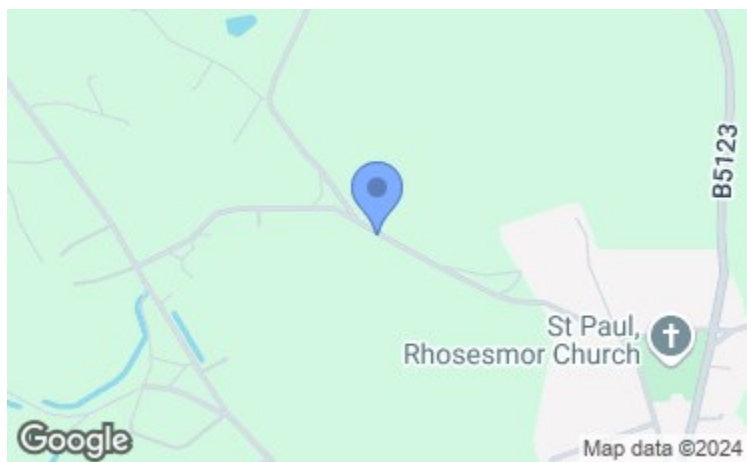
Cavendish
 ESTATE AGENTS

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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	
73	20
England & Wales	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	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Barn Cottage
 Rhosesmor, Mold, Flintshire
 CH7 6PP

Price
£525,000

A UNIQUE THREE BEDROOM STONE BARN CONVERSION OF CONSIDERABLE CHARACTER AND APPEAL STANDING IN LARGE INFORMAL GARDENS EXTENDING TO APPROXIMATELY 0.65 ACRE. Situated in an enviable rural setting with spectacular views in a south westerly direction across to the Clwydian hills and Moel Famau, some 4 miles from Mold and within a short drive of the A55 Expressway. Converted in the early 1980's by the present owners, this linked detached property, provides an adaptable family home combining a wealth of original features with further scope to convert the the attic into additional accommodation, subject to any necessary consents being obtained. The immaculately presented accommodation with beamed ceilings in brief comprises; spacious entrance hall, utility room, shower room, a superb living room with feature fireplace and multifuel stove, kitchen with solid oak units and integrated appliances, dining room, large rear hallway, two ground floor bedrooms and bathroom. In addition there is a large principal bedroom to the first floor and a sizeable attic room. The property benefits from replacement UPVC double glazed windows and exterior doors and has an electric heating system. Sweeping driveway providing parking for 2/3 cars, attached garage/workshop, extensive informal lawned gardens, rear courtyard and terraced patios taking full advantage of the setting and views. NO CHAIN

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



Barn Cottage stands in an elevated setting along a minor lane about 0.5 mile from Rhosesmor village which is centred around the parish church and community village hall. There is a local primary school and an inn nearby and the surrounding area is renowned for its scenic beauty with numerous country walks and bridle ways over the mountain and exceptional views across to the Clwydian Hills. Although rurally situated the local market of Mold is within a few minutes drive and the A55 Expressway at Pentre Halkyn, approximately 3 miles, allows swift passage along the north Wales coast, to Chester and the motorway network beyond.

THE ACCOMMODATION COMPRISES

Light wood effect UPVC double glazed twin doors to reception hall.

RECEPTION HALL

3.71m x 3.78m (12'2" x 12'5")



A spacious reception hall with full length double glazed

window, beamed ceiling, wall light points, quarry tiled floor, radiator with cover and archways to either side of a central column leading through to an inner hallway and kitchen.

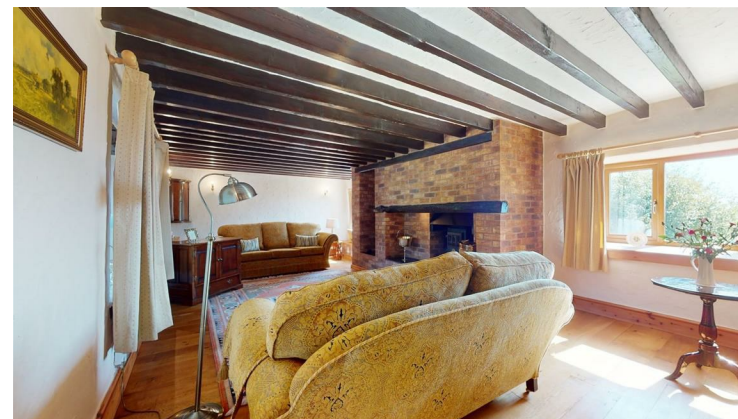
INNER HALLWAY



Pine spindle staircase to the first floor with storage cupboard beneath, solid oak flooring, beamed ceiling, wall light point, feature internal stained/leaded glass windows and glazed twin doors to living room.

LIVING ROOM

7.90m x 4.29m (25'11" x 14'1")



A splendid room with two double glazed windows to the rear with far reaching views across the Clwydian hills, large feature brick fireplace/ chimney breast with beam, raised slate hearth and Coalbrookdale multifuel stove. Beamed ceiling, solid oak flooring, wall light points, two electric storage heater (both with fitted covers), further panelled electric heater and double glazed window to the rear overlooking the courtyard.

REAR COURTYARD



An enclosed courtyard with part paved, lawned and gravelled areas is located to the rear of the property.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the roundabout take the first exit. At the next roundabout take the second exit onto the A541 Denbigh road and following the road out of the town. After approximately one and a half miles take the right handed turning signposted Rhosesmor. Follow the road up the hill and into Rhosesmor village, passing the playing fields on the right hand side and take the next left handed turning thereafter onto Wern Road. Follow the road up the hill and over the cattle grid whereupon the property will be found after a short distance on the left hand side denoted by the Agent's 'For Sale' board.

AGENTS NOTES

Private septic tank drainage.

TENURE

Understood to be Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

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



GARAGE/WORKSHOP
7.47m x 4.27m max (24'6" x 14' max)



Timber outer doors, useful storage/workshop area, and power and light installed.



KITCHEN BREAKFAST ROOM
4.24m x 3.51m (13'11" x 11'6")



Fitted with a quality range of solid oak fronted base and wall units with brass handles and contrasting high gloss black work surfaces with inset twin circular bowl sink unit with mixer tap and attractive tiled splashback. Glazed display cabinets, plate rack and range of integrated appliances comprising a Neff electric double oven, touch control ceramic hob, cooker hood and fridge. Beamed ceiling, double glazed windows to two aspects, solid oak flooring, wall light point and electric panelled heater. Exposed stone walling to part and double glazed exterior door to rear courtyard.

DINING ROOM
4.24m x 3.43m (13'11" x 11'3")



Double glazed windows to front and rear aspects, open beamed ceiling, feature brick wall, wall light points, electric storage heater and electric panelled heater. Traditional style internal door with steps leading up to the rear hallway.

REAR HALLWAY
2.41m x 8.26m max overall (7'11" x 27'1" max overall)



Three double glazed windows and twin doors to the courtyard, electric storage and panelled heaters, laminate wood effect flooring and beamed ceiling. Cloaks cupboard with louvred style doors and access to large boarded attic, measuring 36'7" x 13'11" overall max with a maximum height of 7'4" affording potential, subject to any necessary consents, for conversion into additional living accommodation.

Informal lawned gardens extend to the upper part of the drive with various established shrubs and bushes together with stepped brick pathways leading from the drive down to the front of the property and terraced patio areas.



Extensive and predominately lawned gardens extend to the rear of the property with mature hedging to part and various established trees and bushes. Adjoining the front of the property are split level patio areas taking full advantage of the setting and views as well as a further paved terrace extending across the rear elevation. Security light.

BEDROOM TWO

4.24m x 2.77m (13'11" x 9'1")



A dual aspect room, beamed ceiling, solid pine flooring, wall light point, feature wall panelling and electric panelled heater.

BEDROOM THREE

2.69m x 4.60m (8'10" x 15'1")



Double glazed window to the front, open beamed ceiling, wall light points, electric panelled heater and large built in wardrobe with hanging rail.

BATHROOM

1.70m x 2.87m (5'7" x 9'5")



Fitted with a light coloured three piece suite comprising panelled bath, vanity wash basin with marble effect surround and cupboard beneath and low flush WC. Matching part tiled walls, split level tile effect flooring, beamed ceiling, wall light point and double glazed window.

SHOWER ROOM

1.85m x 2.67m (6'1" x 8'9")

Fitted with a light coloured suite comprising shower cubicle with Mira Azora electric shower unit, vanity wash basin with marble effect surround, louvred type cupboard beneath, and low flush WC. Part tiled walls, tiled floor, beamed ceiling, chrome towel radiator, wall light point and high level double glazed window with views across to Moel Famau and the Clwydian hills.

UTILITY ROOM

2.82m x 4.17m (9'3" x 13'8")

Cupboards and drawers with wood effect worktops, inset stainless steel sink unit with mixer tap and part tiled walls. Space for fridge freezer, plumbing for washing machine and void for tumble dryer. Beamed ceiling, two double glazed windows with views across to the hills, tiled floor, UPVC double glazed exterior door and airing cupboard with hot water cylinder tank.

FIRST FLOOR LANDING

3.81m x 4.39m (12'6" x 14'5")



Vaulted ceiling with exposed purlins and original 'A' framed roof truss extending diagonally across the room. Feature stone walling to part, laminate wood effect flooring, corner cupboard, double glazed window with views and , doors to the attic room and leading through to bedroom three.

BEDROOM ONE

6.71m x 4.27m max overall (22' x 14' max overall)



A large room divided into two parts and featuring a timber truss and matching purlins. Double glazed windows to the rear of the property with far reaching views over the surrounding countryside and across the Clwydian hills. Fitted wardrobes to two walls with hanging rails. Electric storage and two panelled heaters, and wood effect flooring.



ATTIC ROOM

4.19m x 5.05m (13'9" x 16'7")

A sizeable room presently used for general storage with scope to convert to additional living accommodation if required subject to the necessary consents being obtained. Exposed purlins and 'A' frame truss, and laminate flooring. Internal doors lead through to an additional floored attic.

ADDITIONAL ATTIC

4.19m x 3.23m (13'9" x 10'7")

OUTSIDE



The property is located on this minor lane and is approached by a splayed entrance with ranch style gate leading to a sweeping driveway which leads down to the property with parking for 2/3 cars as well as access to the attached garage.