

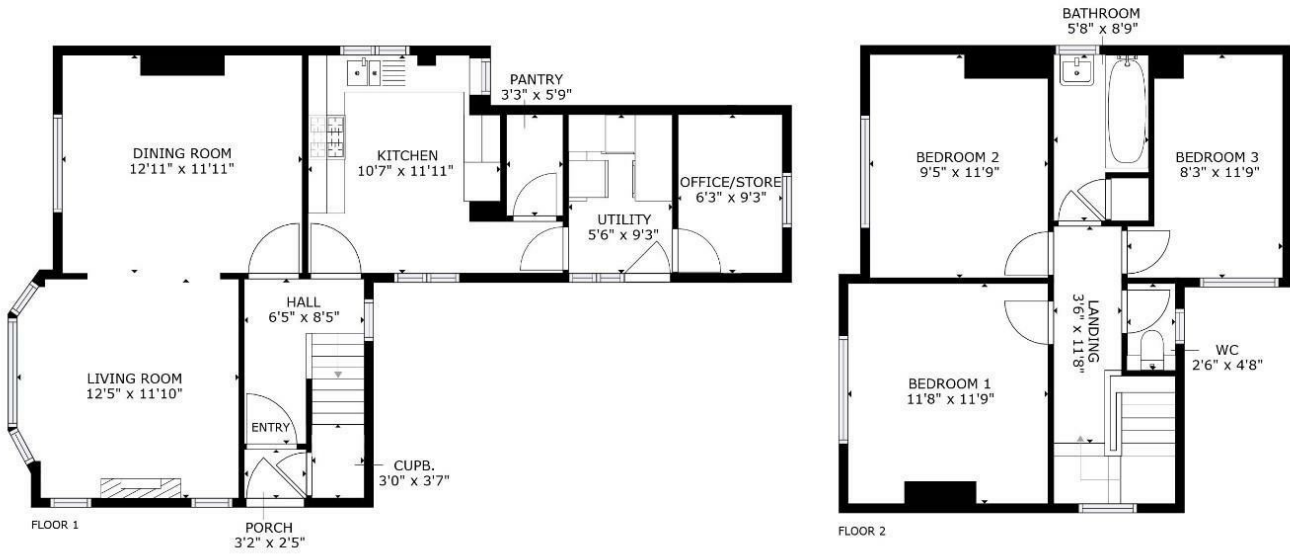
Hillcrest, Star Crossing Road, Cilcain, Mold, Flintshire, CH7 5NW

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GROSS INTERNAL AREA  
FLOOR 1: 646 sq.ft, FLOOR 2: 452 sq.ft  
EXCLUDED AREAS: PORCH: 11 sq.ft  
TOTAL: 1098 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
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

Environmental Impact (CO <sub>2</sub> ) Rating	
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	
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Offers In Excess Of  
£550,000

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 Estate Agents Ltd.



Surrounding by beautiful rolling countryside within a mile of Cilcain village, a traditional three bedroom detached house with garage, stables, orchard and paddock; the whole extending to approximately 1.1 acres. Affording immense potential to extend and update to provide a much larger family home (approved plans available) taking full advantage of the setting and views over the surrounding area. The property benefits from an oil fired heating system with a new boiler installed in 2024. In brief, presently comprises: porch, reception hall with original pitch pine staircase, two interconnecting reception rooms with bay window and newly installed multi fuel stove, kitchen with pantry, utility room and useful office/store. First floor landing, three good size bedrooms and bathroom with separate Wc. Wide gravelled drive for several cars, garage, log store, front and side gardens, orchard, two stables and paddock providing ideal grazing and with the benefit of a secondary access.

Planning permission approved to construct a 6m x 6m two storey extension.  
Planning permission approved to construct a 6m x 6m replacement garage and 5m x 4m workshop.

Mold 6.5 miles, Chester 18 miles, Liverpool 35 miles.



## LOCATION



Cilcain is a popular rural community set in the heart of Flintshire, within 1.5 miles of the Clwydian Country Park, ANOB and being some 7 miles west of Mold. The village is centred around the popular White Horse Inn and provides a mix of traditional country homes and modern family residences. There is a popular primary school, bowling green, village hall and a community run shop in the village. The surrounding area is noted for its scenic beauty with numerous country walks and bridle ways, providing a haven for keen walkers, horse riding and cycling.

## PLANNING FOR EXTENSION & NEW GARAGE/WORKSOP

Applications have been approved by Flintshire County Council.

- Planning permission approved to construct a 6m x 6m two storey extension ref: FUL/000130/25
- Planning permission approved to construct a 6m x 6m double garage and a 5m x 4m workshop ref: FUL/000259/25

Copies of the proposed plans can be viewed either on Rightmove or on the Flintshire County Council Planning Portal. Note: Plans provided for identification purposes only and are not to scale.

## THE EXISTING ACCOMMODATION COMPRISES

### ENTRANCE PORCH

UPVC double glazed front door to entrance porch with tiled

floor, built-in cloaks cupboard with double glazed window, tiled floor and shelving.

### RECEPTION HALL

2.57m x 1.96m (8'5" x 6'5")



Original pitch pine spindled staircase to the first floor, double glazed window, telephone point and radiator.

### DINING ROOM

3.63m x 3.94m (11'11" x 12'11")



Double glazed window to the front with rural aspect, radiator and archway leading through to the living room.

## 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.

## 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



## ORCHARD/REAR GARDEN



A good size area with various established trees to include a selection of fruit trees, extensive paved areas and gated access beyond leading through to the paddock. Timber framed/corrugated garden store, measuring 2.3m x 2.8m.

## STABLES

4.98m x 4.09m overall (16'4" x 13'5" overall)

Situated to the rear of the garage, two block built stables with stable doors.

## PADDOCK



A long roughly rectangular shaped paddock providing ideal pasture for grazing with mature hedging to part and with the

benefit gated access from the bottom onto the adopted lane.



## PLAN



Included for identification purposes only. Not to scale.

## DIRECTIONS

Leave Mold on the A541 Denbigh Road, proceeding through the villages of Rhydymwyn and Hendre. After approximately 1.5 miles after Hendre, take the left turning signposted for Cilcain. Continue for about a mile, passing the farm on the right, whereupon the property will be found after a short distance on the left.

## AGENTS NOTES

Private Drainage.

## TENURE

Understood to be Freehold



## LIVING ROOM

3.78m x 3.61m (12'5" x 11'10")



Double glazed bay window to the front with views, further two windows to the side gable, recessed fireplace with a newly installed Hamlet multi-fuel stove upon a tiled hearth. TV aerial point, coved ceiling and double panelled radiator.

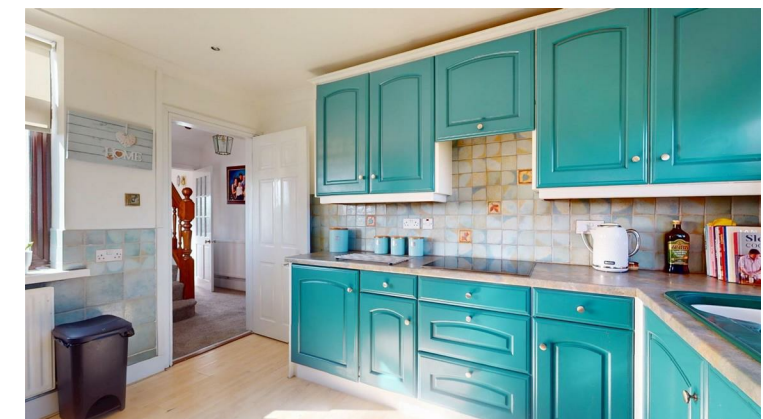


## KITCHEN

3.61m x 2.69m (11'10" x 8'10")



A bright and airy room with double glazed windows to three aspects with superb views over the surrounding countryside. Range of green coloured fronted base and wall units with matching worktops, inset sink unit with preparation bowl, mixer tap and tiled splashback. Built-in electric oven, ceramic hob, cooker hood and dishwasher. Laminate wood effect flooring, radiator, walk-in Pantry with double glazed window and radiator.



## UTILITY

2.72m x 1.73m (8'11" x 5'8")

Fitted worktop with void and plumbing beneath for washing machine, pine wall cupboards, newly installed Worcester oil fired central heating boiler, tiled floor, double glazed window and UPVC double glazed exterior door with covered porch. Internal door to office/store.



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#### OFFICE/STORE

2.74m x 1.83m (9' x 6')

Double glazed window, power and light installed.

#### LANDING



Double glazed window to side gable with views across to the Clwydian Hills, loft access and pine panelled interior doors.

#### BEDROOM ONE

3.58m x 3.30m (11'9" x 10'10")



Double glazed window to the front with views, pine flooring and radiator.

#### BEDROOM TWO

3.66m max x 2.92m (12' max x 9'7")



A double size room with double glazed window to the front with views and radiator.

#### BEDROOM THREE

3.66m x 2.08m (12' x 6'10")

Double glazed window with views and radiator.

#### BATHROOM

2.74m x 1.63m (9' x 5'4")

Comprising panelled bath with mixer shower tap and electric shower, pedestal wash basin, part tiled walls, laminate tile effect flooring, radiator, double glazed window and cylinder cupboard housing the hot water cylinder tank.

#### SEPARATE WC

Comprising low flush WC, fully tiled walls and double glazed window with frosted glass.

#### OUTSIDE

The property is set well back from the main road and is approached via a brick columned entrance with a ranch style gate leading to a wide gravelled driveway which affords off road parking for several cars.

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#### FRONT GARDEN



Front lawned garden areas with mature hedging to the frontage and side boundaries.

#### GARAGE

5m x 4.7m (16'4" x 15'5")



A large concrete sectional garage with new up and over door, power and light installed. Attached Log Store.

#### SIDE GARDEN



To the side of the property is a large mainly lawned garden with large concrete hard standing, picket style fencing to part, outside security light and tap. A gate from the side garden leads through to the orchard/rear garden.

