



Whitford Road

Whitford,
Holywell, Flintshire CH8 9AF

Price
£325,000

An imposing double fronted Grade II Listed Georgian house standing in a slightly elevated setting adjoining the historic Church to the centre of this popular rural village some 3 miles from the A55 expressway and 2.5 miles from Holywell. The spacious accommodation is arranged around a splendid reception hall and landing and provides an elegant sitting room, a large through family room / bespoke kitchen refurbished with a range of 'Tegla' units, a day lounge with adjoining utility, store room and games / hobby room affording scope for conversion to provide additional living space or self contained annexe. Spacious first floor landing, four elegant double bedrooms, large luxury bathroom, cellar and LPG heating. INSPECTION RECOMMENDED.

Whitford is a picturesque Hamlet with primary school and Parish Church to its centre, situated 2.75 miles from Holywell where there are primary and secondary schools and shopping facilities catering for most daily requirements. The A55 Expressway is within easy reach for those wishing to commute towards Chester 22 miles distant, Wrexham and the motorway network.

THE ACCOMMODATION

Out-built Georgian lattice framed porch with panelled door leading to:

RECEPTION HALL

14'8" x 6'9" (4.47m x 2.06m)

With coved ceiling, ceramic tiled floor, under floor heating, single panelled radiator and doorway opening to:

REAR HALL

With staircase rising off, ceramic tiled floor, access to cellar and panelled door leading to the rear.

SITTING ROOM

16'9" x 12'11" (5.11m x 3.94m)

With fine Georgian window with pine panelled shutters, exposed ceiling beams, cast iron fireplace with raised slate hearth with timber mantle. Exposed timber floorboards, T.V. Aerial point and double panelled radiator.



KITCHEN / DINING ROOM

31'0" x 12'0" overall (9.45m x 3.66m overall)

The kitchen area is fitted with an attractive range of hand built Tegla solid wood base and wall mounted units with contrasting granite work

surfaces with inset 1.5 bowl sink and drainer unit with swan neck mixer tap. Void for range style cooker with built-in extractor canopy over with recessed lighting. Integrated Bosch dishwasher, tiled splashbacks, under pelmet lighting, oak flooring, window to rear and feature open fireplace with timber mantle, cast iron dog grate and raised slate hearth.



DINING AREA

The dining area has exposed ceiling beams, oak flooring, feature cast iron open fireplace with timber mantle, single panelled radiator, timber framed sash window to front with shutters, built-in dresser style unit with storage cupboard, shelving and further glazed display cabinet over with recessed lighting, further window to side with window seat, and telephone point.



DAY LOUNGE

15'0" x 13'0" (4.57m x 3.96m)

An attractive room with an impressive stone slab floor, chimney breast with wood burning stove and high beamed ceiling. Double panelled radiator. Doorway off opening to the side elevation with:



UTILITY ROOM

13'0" x 10'10" (3.96m x 3.30m)

Part vaulted ceiling with exposed purlin, roof light, plumbing for washing machine, staircase rising off and doorway to:

STORE ROOM

13'0" x 10'8" (3.96m x 3.25m)

Quarry tiled floor, open beamed ceiling and also housing the wall mounted Worcester gas fired combination boiler serving the domestic hot water and central heating.

From the utility room a staircase leads up to a further storage room above. The current owners have recently commissioned architect plans to improve this accommodation. Consent has been sought from the Local Authority to proceed with these improvements, which include the provision of an en-suite bathroom to the master bedroom. Copies of the plans are available for your inspection upon viewing, or from the Agent's Mold Office.

FIRST FLOOR ACCOMMODATION

HALF LANDING

Window to rear with window seat.

MAIN LANDING AREA

31'0" x 7'7" (9.45m x 2.31m)

Georgian window to the front elevation affording fine views over the Village Green and beyond towards the Dee Estuary. Walk-in airing cupboard with panelled door, slatted shelving and single panelled radiator.



BEDROOM ONE

18'9" x 14'1" (5.72m x 4.29m)

With two double panelled radiators, deep sill window to side and further timber framed sash window to front with attractive views towards the Dee Estuary.



BEDROOM TWO

15'5" x 11'10" (4.70m x 3.61m)

With timber framed window with window seat, fitted shelving to recess and double panelled radiator.



BEDROOM THREE

11'1" x 10'8" (3.38m x 3.25m)

Timber framed sash window to front with window seat and views across the Village Green towards the Dee Estuary, single panelled radiator.



BEDROOM FOUR

11'1" x 10'0" (3.38m x 3.05m)

With outbuilt pine panelled double door children's wardrobe with shelving unit and locker storage cupboard over. Fitted shelving to recess to either side of the chimney breast. Feature fireplace (not in use) with cast iron dog grate, single panelled radiator, coved ceiling and window with window seat.

BATHROOM

11'0" x 9'6" (3.35m x 2.90m)

Fitted with a modern white four piece suite comprising, fully tiled Quadrant shower cubicle with chrome Mira shower over, panelled bath, pedestal wash basin and low level w.c., Part tiled walls, ceramic tiled floor, coved ceiling and antique style radiator/towel rail and deep sill window to side.



CELLAR

Stone steps leading down from the rear hallway to provide one store room with approximately 6' headroom and open beamed ceiling.

OUTSIDE / FRONT

The property stands in a prominent position adjoining the Parish Church within a slightly elevated setting. There is a substantial stone retaining wall which extends around the front elevation with stone steps leading to a raised flagged area with low level wrought iron railings.

REAR COURTYARD

To the rear is an enclosed and private courtyard with substantial stone boundary wall adjoining the Gatehouse to the Village Church with quarry tiled and stone domestic area/patio, lean-to store room, LPG gas storage tank and panelled gate leading to the side.

DIRECTIONS

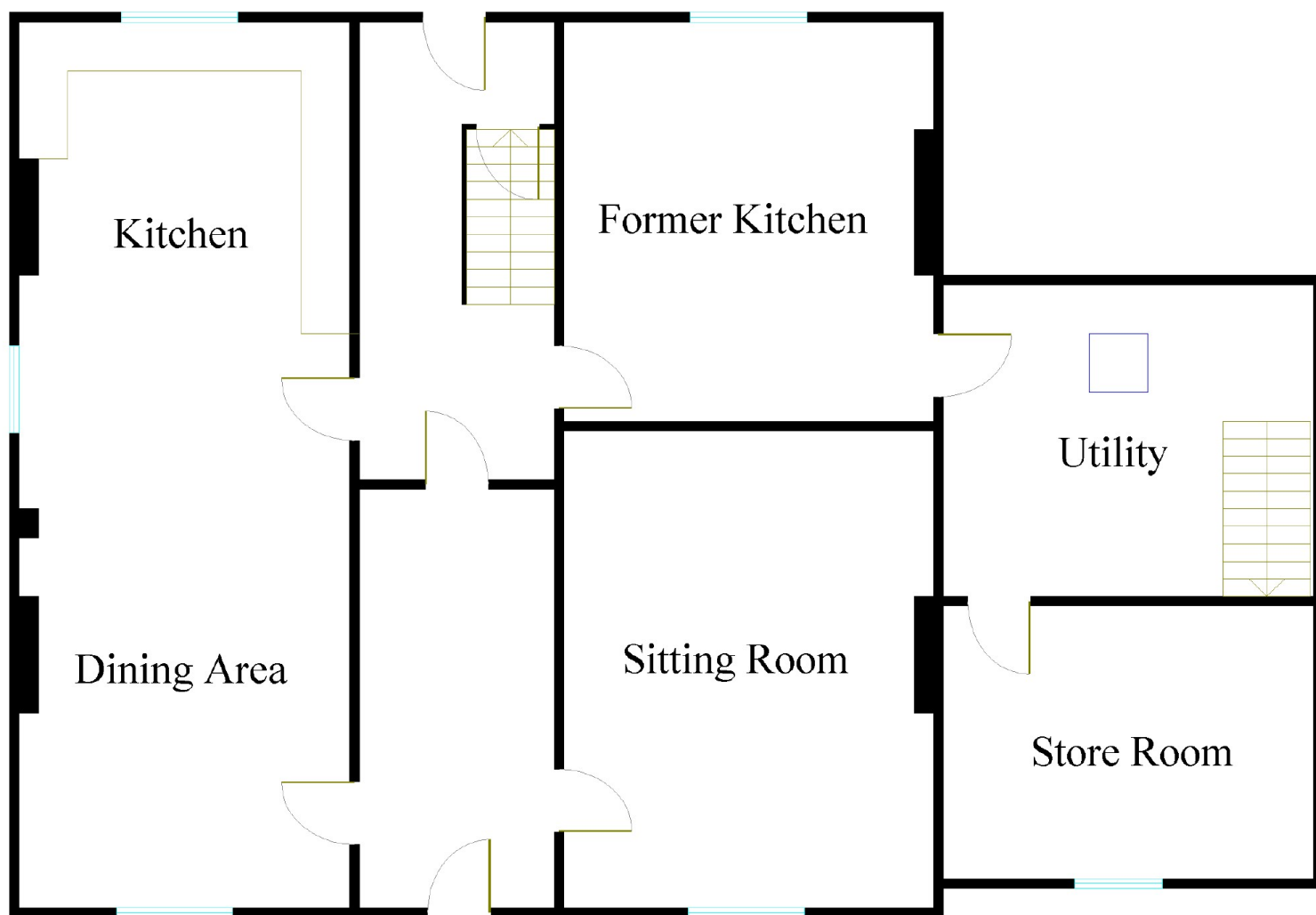
From Mold proceed through the villages of Sychdyn and Northop and thereafter join the A55 in the direction of Conway. Follow this road for some seven miles, taking the exit signposted Caerwys and Prestatyn. Upon reaching the main roundabout proceed over the flyover, continue straight across the next roundabout and proceed for approximately 2/3 mile. Upon reaching the further roundabout take the second exit and after some 75 yards turn right signposted Whitford. Follow the country lane into the village centre whereupon the property will be found on the left hand side at the minor crossroads.

VIEWING

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

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

HME/LKJ



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

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