



THE OLD RECTORY
PENTRE ROAD, HALKYN, HOLYWELL, FLINTSHIRE, CH8 8BS



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Dating from 1885 an elegant Grade II listed late Victorian country house set within mature gardens and paddocks extending to approximately 4.71 acres located on the periphery of the village with views of the Dee estuary and Wirral about 0.75 mile from the A55 and 13 miles from Chester. Built by the first Duke of Westminster as a staging residence between The Eaton Estate and Anglesey and subsequently passed to Halkyn Church as a Rectory, this elegant family home has been lovingly restored by the current owners. The property has many original features such as doors with brass furniture together with elaborate, beautifully leaded windows in part. It affords: open covered entrance, reception hall, morning room, drawing room, dining room, breakfast room and kitchen, pantry, laundry, boiler room and cellar, cloakroom. First floor landing, master bedroom with en-suite, four bedrooms, cloakroom and bathroom, two further large bedrooms to the second floor. Long private drive with secluded well established grounds and many mature trees, stables and paddocks.

Halkyn is a small rural village standing in an elevated position some 5 miles from Mold, 3 miles from Holywell and 13 miles from Chester. There are shopping facilities catering for most daily requirements in the nearby market towns whilst the A55 Expressway is within 1 mile providing ease of access for those wishing to commute throughout the region.

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THE ACCOMMODATION COMPRISES

Fine sandstone and limestone out built porch with date stone from 1885 leading in. High vaulted ceiling with exposed beams and red herringbone tiled floor. Fine oak panelled and edged door with panel to one side and leaded window opening to reception hall.

RECEPTION HALL 18'4 max x 14'8 (5.59m max x 4.47m)

An elegant reception hall with high beamed ceiling and a fine pitch pine and oak turned baluster, capped off with oak hand rail staircase rising off, with panelling to one side and access leading to the cellars. There is a splendid red herringbone tiled floor with green and black edging and the room is well lit with a high stone mullioned and leaded glazed window. Wall light points, dado rail and panel radiator.

MORNING ROOM 17'10 x 14'10 (5.44m x 4.52m)

An elegant room which is well lit with a splendid stone mullioned window with original decorative leaded upper lights depicting woodland scenes, encased by pitch pine panelling, and from which there are far reaching views across the Dee estuary towards the Wirral peninsular. There are two further windows to the front elevation, also encased by pitch pine panelling, and a tiled fireplace with polished oak fire surround. Moulded coved cornice ceiling, TV aerial point and panel radiator.

DRAWING ROOM 17'10 x 14'10 (5.44m x 4.52m)

A fine marble fireplace with heather brown tiled hearth, also edged in marble, together with a large oak panelled over mantle with canopy. Stone mullion window with double glazed units and decorative upper lights dating from the time of the Westminster Estate. Far reaching views over the Dee estuary, encased by pitch pine panelling and pitch pine sill. High pitch pine cornice and panelled ceiling. Wall light points, TV aerial point and radiator.

DINING ROOM 14'10 x 14'9 (4.52m x 4.50m)

An elegant room with a high stone mullioned window to the front elevation encased by pitch pine panelling and decorative leaded upper lights, further window to gable. Tiled fireplace and hearth with oak surround, original moulded plaster coving, telephone point and panel radiator.

INNER HALL Leading through to cloakroom.

CLOAKROOM 9'8 x 5'1 (2.95m x 1.55m)

Fitted cabinet to one wall incorporating storage and wash basin, low level WC, wall light points, window and radiator.

BREAKFAST ROOM

Two double glazed stone mullioned windows to the left hand elevation, high ceiling and panel radiator. Fitted double cabinet with leaded panes to top. Archway leading to kitchen.





KITCHEN 11'3 x 14'9 (3.43m x 4.50m)

Fitted with a modern range of base and wall mounted cupboards and drawers with solid oak panel door and drawer fronts, with contrasting light coloured marble effect working surfaces. Inset twin bowl sink with drainer and mixer tap, inset four ring Neff gas hob with concealed convector hood and light over, integrated double oven. Integrated fridge, dishwasher and microwave oven, tiled splashbacks with concealed lighting. Large mullion style window to gable, ceramic tiled flooring, radiator. Original butler service bells.

WALK IN PANTRY 10'4 x 6' (3.15m x 1.83m)

Original slate cold shelf, tiled floor. Original butcher's hooks.

REAR HALL Panelled door leading to courtyard.

BOILER ROOM 10'8 x 7'9 (3.25m x 2.36m)

Fitted cabinets incorporating twin bowl sink with drainer and mixer tap, oil fired boiler providing domestic hot water and central heating, red tiled floor.

LAUNDRY 4'11 x 11'2 plus recess (1.50m x 3.40m plus recess)

Fitted base and wall units with single drainer sink, void and plumbing for washing machine and space for tumble dryer. Part tiled walls, red tiled floor.

CLOAKROOM 4'11 x 4'7 (1.50m x 1.40m) Low level WC.

CELLAR / GAMES ROOM 17'11 x 14'10 (5.46m x 4.52m)

The cellar has recently been refurbished / re-decorated, including the provision of new flooring and window. Adjoining store room (13'7" x 5'3") which has previously been used as a wine store.





FIRST FLOOR LANDING 14'8 x 7'10 (4.47m x 2.39m)

Fine pitch pine and oak balustrade capped off with oak handrail and a leaded glazed and mullion window overlooking the rear courtyard. High vaulted ceiling. Radiator.

INNER LANDING With staircase rising to the attic rooms.

MASTER BEDROOM 15'4 x 15'8 (4.67m x 4.78m)

Window overlooking the front elevation, fitted wardrobes comprising double door and single door wardrobe to either side of the bed recess with matching chest of drawers and locker storage cupboards over. Three further double door wardrobes and two single door wardrobes with central dressing table. Moulded coved ceiling and panel radiator.

EN-SUITE BATHROOM 10'1 max x 11'10 (3.07m max x 3.61m)

Quality champagne coloured suite comprising jacuzzi style corner bath with combination shower and tap unit, fitted vanity with two inset bowls with storage cabinets below together with large mirror and wall lights over, bidet and low level WC. Mainly tiled walls, additional matching large mirror with wall lights over, large walk in shower cubicle with valve, two double glazed windows and radiator.

BEDROOM TWO 19'1 x 15'8 (5.82m x 4.78m)

An elegant room with a fine double glazed mullion window affording far reaching views across the Dee estuary and Wirral peninsular. Moulded coved ceiling and radiator.

BEDROOM THREE 14'8 x 10 (4.47m x 3.05m)

Moulded coved ceiling, decorative fireplace (not in use), double glazed window with aspect over the front garden, fitted wardrobes with central dressing table unit, panel radiator.

BEDROOM FOUR 12'11 x 8'6 (3.94m x 2.59m)

Double glazed window with views toward the Dee estuary, three single and one double part mirrored wardrobes together with dressing unit with drawers. Panel radiator.

BEDROOM FIVE 15'8 x 10'1 (4.78m x 3.07m)

Fitted cupboard, wall light point and radiator.

BATHROOM 5'6 x 9'1 (1.68m x 2.77m)

White suite comprising panel bath with shower valve over, fitted vanity with inset bowl, airing cupboard with cylinder and slatted shelf, tiled walls, double glazed window and radiator.

CLOAKROOM 5'3 x 8'8 (1.60m x 2.64m)

Wash basin and WC, fitted cabinet and wall mirror, airing cupboard with cylinder and storage cupboard over, radiator.

SECOND FLOOR LANDING

Access to the roof void.

BEDROOM SIX 19' x 15'8 (5.79m x 4.78m)

High vaulted ceiling with exposed purlins, window with far reaching views across to the Dee estuary and beyond, radiator.



BEDROOM SEVEN 15'8 x 12'7 (4.78m x 3.84m)

Window with far reaching estuary views, radiator.

OUTSIDE

The Old Rectory stands in grounds of about 4.71 acres. It is approached from the road by a long private and tarmacadam driveway which extends along the northern elevation of both the upper paddock and the rear of the house where it widens to provide an ample parking and turning area, access to the stables and land and also via a five bar gate; the driveway extends around the southern side of the house to the front elevation providing parking and turning. An original external feature of the property is the Duke's crest which appears on the chimney breast to the right of the porch.

GARDEN

The main formal garden is directly to the front elevation enjoying a predominantly southerly aspect with wide lawn and a number of mature trees to include copper beech, established borders and a timber framed summerhouse and garden store. The grounds extend to the western elevation with stone edged flower borders, shaped lawns and mature trees - whilst to the rear of the house is an enclosed paved courtyard with a stone and tiled building providing fuel and garden store room. Timber framed and panelled garden shed and oil storage tank. There is a further store room located to the rear of the main house used for general storage.

LAND

The land is divided into three main enclosures, there is an upper paddock which adjoins the driveway and two further paddocks to the north eastern side all laid down to permanent pasture; there is a timber framed range providing three lined stables with concrete floor with electric light and canopy and a further enclosed area to the northern side of the drive within which are many mature trees.

AGENT'S NOTE

Flintshire County Council - Council Tax Band H

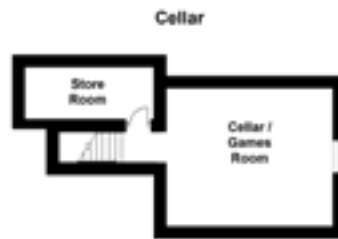
DIRECTIONS

From Chester and Mold take the A55 Expressway towards Bangor and on passing the Northop interchange follow the road up the hill and take the second exit for Halkyn. Follow the road to The Britannia Inn and follow the road to the right. Continue to the T junction and bear right. The drive to The Old Rectory will be found on the right just beyond the cricket ground.

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

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





MISREPRESENTATION ACT 1967

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The Cross, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515 Fax: 01352 751414
Email: mold@cavres.co.uk

www.cavendishresidential.com

