

Cavendish

RESIDENTIAL

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Bannel Lane

Penymynydd,
Chester, Flintshire CH4 0EP

**Offers In The Region Of
£550,000**

VIDEO TOUR AVAILABLE

Standing within approximately 11.7 acres, an extended three/four bedroom period farmhouse with eight stables, manège and substantial garage and stores. Occupying a convenient yet private setting some five miles from Mold, nine miles from Chester and within a short drive of the A55 Expressway enabling excellent access throughout the region. The sale provides an increasingly rare opportunity to acquire a substantial detached property offering versatile family sized accommodation together with a delightful garden and surrounding land divided into six interconnecting fields. The property benefits from replacement double glazing and has an oil fired central heating system and in brief provides: two reception rooms, kitchen, rear porch, study/optional bedroom and second kitchen (with potential to create a self-contained suite if required), ground floor family bathroom, first floor landing, three double bedrooms, dressing room and shower room.

www.cavendishresidential.com

VIDEO TOUR

A VIRTUAL TOUR OF THE PROPERTY IS AVAILABLE ON REQUEST FROM OUR MOLD OFFICE PROVIDING YOU WITH A VIRTUAL VIEWING OF THE SETTING, ACCOMMODATION AND GROUNDS. WE HOPE YOU WILL FIND THE VIDEO HELPFUL.

LOCATION

The property is located at the far end of a 'no through' lane on the outskirts of Penymynydd village, mid way between Mold and Chester and approximately 1.5 miles of the A55 Expressway at Dobshell . It enjoys a private setting with a large south facing garden and has ample parking. The purpose built stables block provides 8 stables and tack room and until recent years the owners ran a successful livery business from the premises. The whole extends to approximately 11.7 acres.

THE ACCOMMODATION COMPRISES:

Recessed front entrance with quarry tile step and part glazed wood panelled door to:

RECEPTION HALL

Split staircase to the upper floor accommodation, quarry tile floor and radiator.

BOILER ROOM

2.08m x 1.40m (6'10" x 4'7")

Part tiled walls, quarry tile floor, two double glazed windows and oil fired central heating boiler.

BATHROOM

3.71m x 1.88m (12'2" x 6'2")

Fitted with a modern white suite comprising panelled bath with mixer shower tap, large corner shower cubicle with Triton electric shower, pedestal wash basin and low flush wc. Attractive fully tiled walls, tiled floor, extractor fan, radiator and two double glazed windows with frosted glass.

DINING ROOM

4.24m x 3.63m (13'11" x 11'11")

Double glazed windows to the front and rear aspect, Portuguese limestone feature fireplace with raised hearth and open fire grate, tv aerial point and double panelled radiator. Door to the kitchen.



KITCHEN

3.99m x 3.48m (13'1" x 11'5")

Fitted with an attractive range of oak fronted base and wall units with dark toned worktops, inset composite sink unit with mixer tap and tiled splashback, deep corner pantry cupboard with shelving, tiled splashback and range of integrated appliances comprising ceramic hob, cooker hood, electric oven, dishwasher, washing machine, fridge and freezer. Tiled floor, radiator and double glazed windows to the front and rear aspects.



REAR PORCH

2.29m x 2.11m (7'6" x 6'11")

Two double glazed windows, wood panelled exterior door to the garden and range of fitted cupboards.

LIVING ROOM

6.88m (max) x 3.94m (overall) (22'7" (max) x 12'11" (overall))

Double glazed window to the front and matching french doors to the rear elevation with access to the patio and gardens. Feature black fireplace surround with slate hearth and electric stove. Beamed ceiling, tv aerial point, wall light points and radiator. Internal door to the study/optional bedroom with adjoining kitchen.



KITCHENETTE

4.34m x 1.63m (14'3" x 5'4")

Range of wood effect fronted base cupboards and drawers with worktops over. Double glazed window.



FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

4.42m x 3.71m (14'6" x 12'2")

Double glazed window to the front, range of fitted wardrobe units to one wall, radiator and loft access.



BEDROOM TWO

3.63m x 3.35m (11'11" x 11'0")

Two double glazed windows to the front with views over the land and surrounding area, radiator and internal door to the shared shower room.



STUDY/OPTIONAL BEDROOM

4.04m x 3.33m (13'3" x 10'11")

A versatile room with double glazed windows to the front and rear aspects with views of the garden. Wide opening to the kitchenette.





SHOWER ROOM

2.34m x 1.24m (7'8" x 4'1")

Comprising shower enclosure with electric shower, vanity wash basin unit and low flush wc. Recessed lighting, extractor fan, part tiled walls and deep built-in cupboard. Door to the second landing.

SECOND LANDING

BEDROOM THREE

4.95m x 3.71m (16'3" x 12'2")

A spacious double sized room with vaulted pine clad ceiling, double glazed dormer window to the front and two further double glazed velux windows to the rear. Built-in double wardrobe with louvred doors, two radiators, recessed lighting and internal door to the dressing room.



DRESSING ROOM/STORE ROOM

3.30m x 3.00m extending to 3.12m (max) (10'10" x 9'10" extending to 10'3" (max))

A useful room with vaulted ceiling, velux double glazed roof light, range of shelving and fitted wardrobes to one wall with louvred door fronts.

OUTSIDE

The property is approached over a long private drive providing ample parking/turning areas as well as providing access to the stables, garage and land.



FRONT ELEVATION



GARDEN

To the rear is a delightful and private lawned garden with large centre lawn, paved pathways and deep shrubbery borders. There is a paved patio area extending across the rear elevation of the house, a large pond and barbeque shelter.



GARAGE

6.55m x 5.49m (21'6" x 18'0")

A substantial brick built garage with corrugated roof, twin outer doors to the front and side door.

COAL HOUSE

3.25m x 1.68m (10'8" x 5'6")

Attached to the garage.

STABLES

Purpose built stable block of timber framed/clad construction comprising eight stables with concrete bases, tack room and outside security lights.



PATIO AREA



GREENHOUSE

4.88m x 1.83m (16'0" x 6'0")

Of aluminium frame construction.

GARDEN SHED

2.44m x 2.44m (8'0" x 8'0")

Of timber construction.

PIGGERY/STORAGE SHED

16.56m x 5.26m overall (54'4" x 17'3" overall)

A large oval shaped building built on a concrete block base with oval shaped corrugated asbestos roof. Four internal bays and windows and exterior doors to either side.



LAND

Divided into six mainly level, fenced/hedged, fields considered ideal for grazing and livestock.





MANEGE

39.93m x 20.12m approx (131' x 66' approx)

Measuring approximately 40yds x 20yds.



KITCHEN GARDEN



AGENT'S NOTE

Flintshire County Council - Band E.

Private septic tank drainage.

A public footpath exists along the drive.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and bear right at the roundabout onto Chester Road. Follow this road out of the town and on reaching the roundabout take the third exit onto the A541 Wrexham road. After approximately a third of a mile bear left for Penymynydd. Follow the road for a further mile and a half and just after passing the railway bridge take the next right handed turning onto Bannel Lane. Follow the land for approximately 150yds and bear left whereupon the entrance to the property is the next turning on the left hand side.

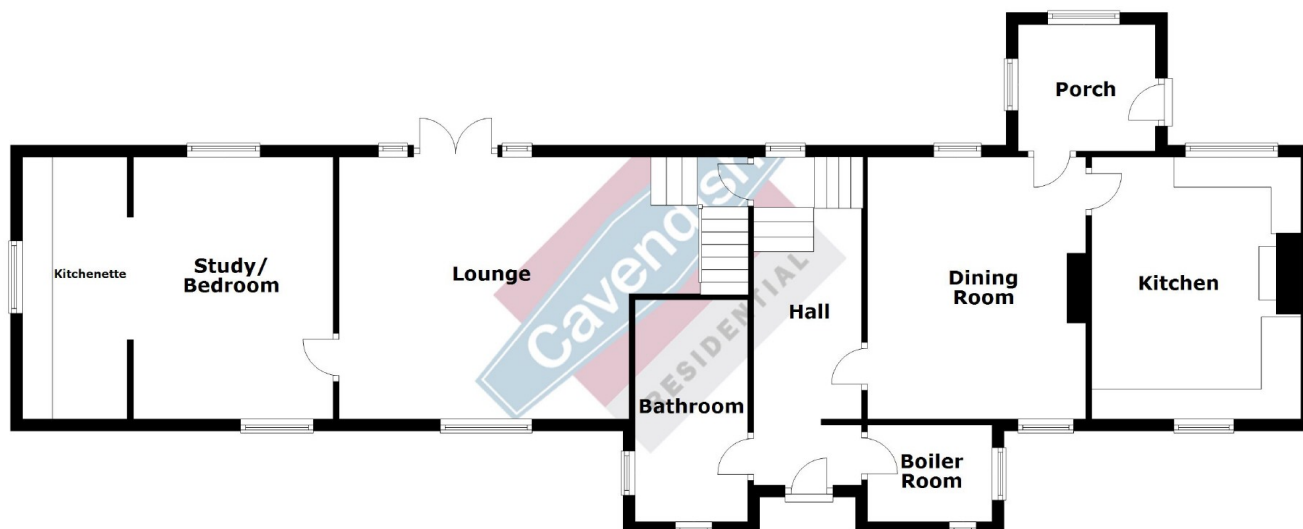
VIEWING

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

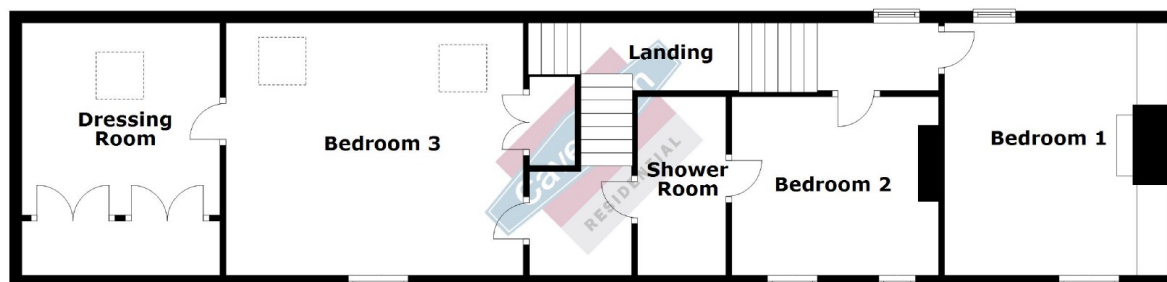
FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF

Ground Floor



First Floor



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.

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