



Rhes Y Cae,
Holywell, Flintshire CH8 8JG

Price
£315,000

*****VIDEO TOUR AVAILABLE*** ***POTENTIAL AS A HOLIDAY COTTAGE*****

An exceptional four bedroom semi-detached property set within large grounds and offering spacious contemporary living accommodation and views across Halkyn Mountain. Located on the edge of this popular village community adjoining open countryside and having been newly converted from the former village school to provide a unique family home with four double bedrooms (three en suite), a highly appointed kitchen/breakfast room and lounge/dining room with multi-fuel stove. Outside, the property retains the former school yard providing potential for landscaping as required. In brief comprising: reception hall, through lounge/dining room, spacious inner hall with a wide staircase to the first floor, kitchen with integrated appliances, ground floor bedroom with en suite and modern cloakroom/wc; to the first floor there are three further bedrooms, two with highly appointed en suites. Continued over.../ **INSPECTION HIGHLY RECOMMENDED.**

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.

CONTINUED FROM FRONT PAGE

New oil fired central heating system, oak interior doors, tiled floors and new fitted carpets.

VIEWS FROM THE REAR



LOCATION

The property occupies a prominent position to the upper part of this small village community adjoining open countryside to the rear and enjoying open views across Halkyn Mountain. Although rurally situated, the property is within a few minutes' drive of the A55 Expressway at Pentre Halkyn providing ease of access to Chester and the motorway network beyond. The local market town of Mold is some five miles distant.

The property is presently used as a luxury holiday cottage and is successfully marketed through Sykes Holiday Cottages - please see the link below - <https://www.sykescottages.co.uk/cottage/North-Wales-Snowdonia-Rhes-y-Cae/Heddwch-985399.html>

THE ACCOMMODATION COMPRISES:

Contemporary double glazed wood grained effect front door to Entrance Hallway.

ENTRANCE HALL

3.00m x 1.52m (9'10" x 5')

Split level tiled floor, two built-in storage cupboards, radiator and cupboard housing the electricity meter. Opening through to Lounge/ Dining Room.



LOUNGE/DINING ROOM

7.14m x 3.61m (23'5" x 11'10")

A spacious through room with double glazed windows to the front and rear aspects with views, original tiled fireplace with stone hearth and multi-fuel stove, tiled floor throughout, wall light point, TV aerial point and two radiators. Oak door to:-





radiator, double glazed sliding patio door to outside garden with rural aspect beyond.



SPACIOUS INNER HALLWAY

Wide turned staircase to the first floor with deep storage cupboard beneath, continuation of the tiled floors, radiator, recessed lighting and double glazed French doors leading out to the covered patio area attached to the rear of the property.

KITCHEN

4.14m x 3.58m (13'7" x 11'9")

The Kitchen is well appointed with an attractive range of light grey wood grain style fronted base and wall units with matching wood effect worktops to include a centre island unit incorporating a wide breakfast bar. Inset white enamelled sink unit with preparation bowl, mixer tap, attractive tiled splash-back surround and a range of integrated appliances comprising; ceramic hob, electric oven, cooker hood, fridge freezer, dishwasher and washing machine. Tiled floor, double glazed window, recessed lighting,



CLOAKROOM/WC

1.88m x 1.22m (6'2" x 4')

Comprising; wash basin with cabinet beneath and low flush WC with concealed cistern. Attractive fully tiled walls with matching tiled floor, extractor fan, high level double glazed window and radiator.

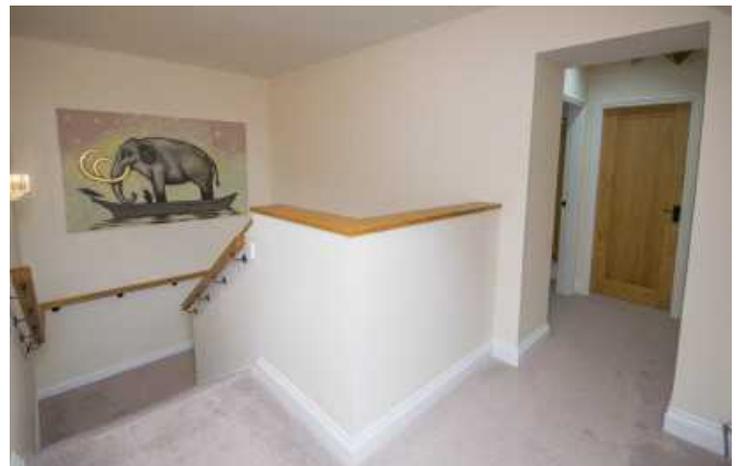


extractor fan and double glazed window.



SPACIOUS LANDING

Double glazed roof light, radiator, exposed purlin and built-in linen cupboard with slated shelving.



BEDROOM FOUR

3.89m x 3.68m overall (12'9" x 12'1" overall)

Double glazed windows to the front and rear aspects, TV aerial point and radiator. Oak door to En-suite Shower Room.



BEDROOM ONE

5.03m x 3.66m (16'6" x 12')

A superb master bedroom with high vaulted ceiling with exposed timbers and purlins, double glazed roof light and low level double glazed window to the front elevation. TV aerial point and radiator.

EN-SUITE SHOWER ROOM

2.54m x 1.68m (8'4" x 5'6")

Well appointed with a modern suite comprising; tiled shower recess with full length glazed screen and overhead shower, vanity wash basin with cupboard beneath and WC with concealed cistern. Attractive fully tiled walls with matching floor, recessed lighting, chrome tiled radiator,



BEDROOM TWO

4.06m x 3.51m (13'4" x 11'6")

Double glazed window to the side elevation with views across to the mountain, further double glazed roof light, loft access, TV aerial point and radiator.



EN-SUITE BATHROOM

2.08m x 1.96m (6'10" x 6'5")

Fitted with a modern white suite comprising; panelled bath with mixer shower tap and curved screen as well as an overhead shower, vanity wash basin with cupboards beneath and low flush WC with concealed cistern. Attractive fully tiled walls, tiled floor, chrome towel radiator, fitted mirror, extractor fan, recessed lighting and double glazed roof light. A second door leads onto the Landing.

EN-SUITE

2.46m x 1.70m (8'1" x 5'7")

A modern E-suite Shower Room with tiled shower recess with full length glazed screen, overhead shower, vanity wash basin with cupboard beneath and low flush WC. Attractive fully tiled walls with matching tiled floor, shaver point, recessed lighting, extractor fan, chrome towel radiator and Velux double glazed roof light.



BEDROOM THREE

3.51m x 2.95m (11'6" x 9'8")

A double sized room with double glazed windows to the side elevation with views, Velux double glazed roof light and radiator.

OUTSIDE

Twin gates lead to the side of the property providing parking and access to a sheltered patio with high walling with raised planters and useful covered area to the rear of the property. Gravelled front garden. Beyond the property is a large rectangular shaped area which was formerly the play ground which provides scope for landscaping as required. Attached boiler to rear of the adjoining property housing a oil fired boiler.



COUNCIL TAX BAND

Flintshire County Council - Band - TBA

AML

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information please contact our local rental valuer, David Adams on 01352 752220.

DIRECTIONS

Proceed from Mold on the A541 (Denbigh Road) and after approximately 1.5 miles turn right signposted Rhosesmor. Follow the road to the top of the hill and turn left opposite the Red Lion Inn for Rhes-y- Cae. Follow this road for a further two miles until reaching Rhes-y-cae and in the centre of the village bear right and proceed up the hill whereupon the property is the last property on the left hand before reaching open countryside.

VIEWING

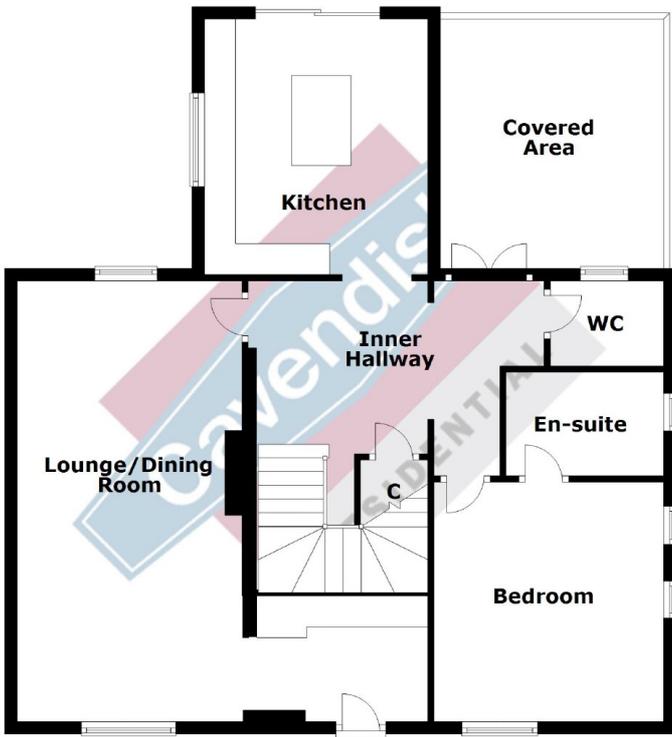
By appointment through the Agent's Mold Office 01352 751515.

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

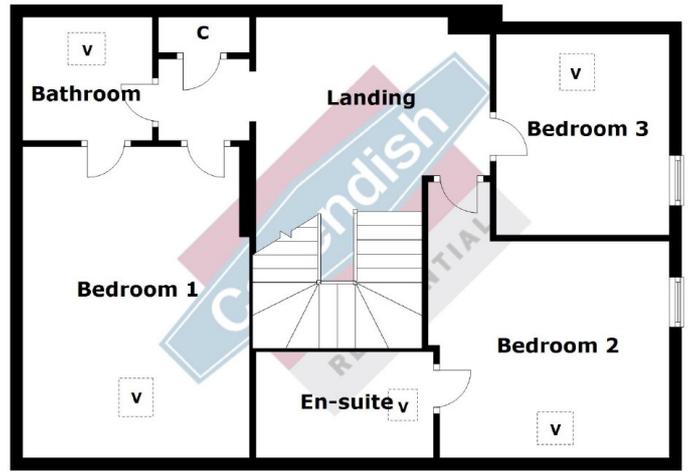
DCW/CC

Amended AIS

Ground Floor



First Floor



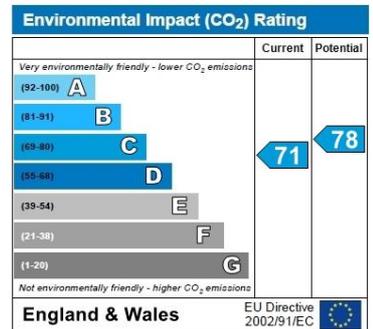
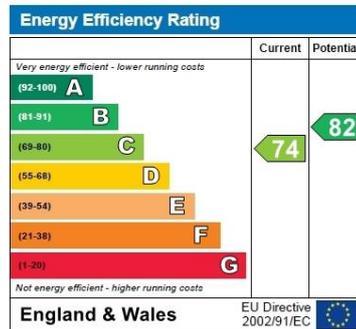
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

Cavendish Ikin trading as Cavendish Residential.



Hope House

