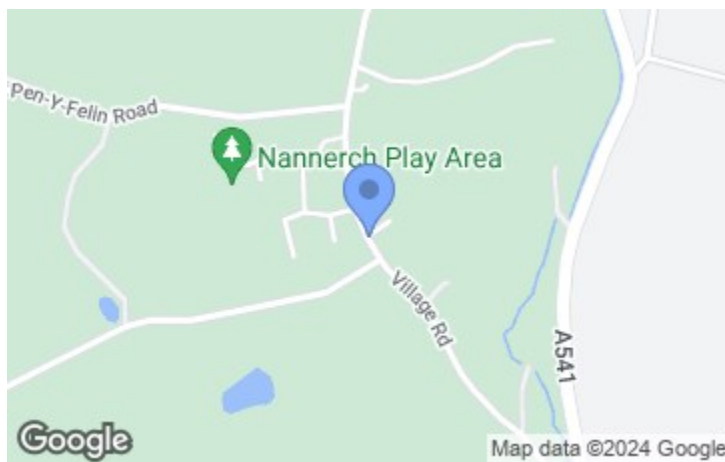
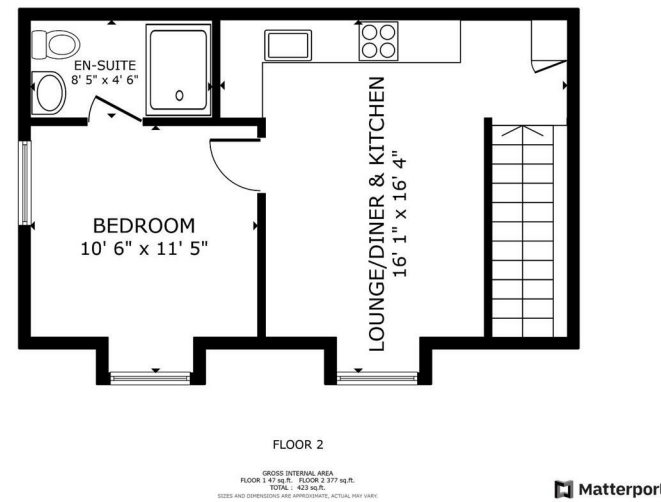
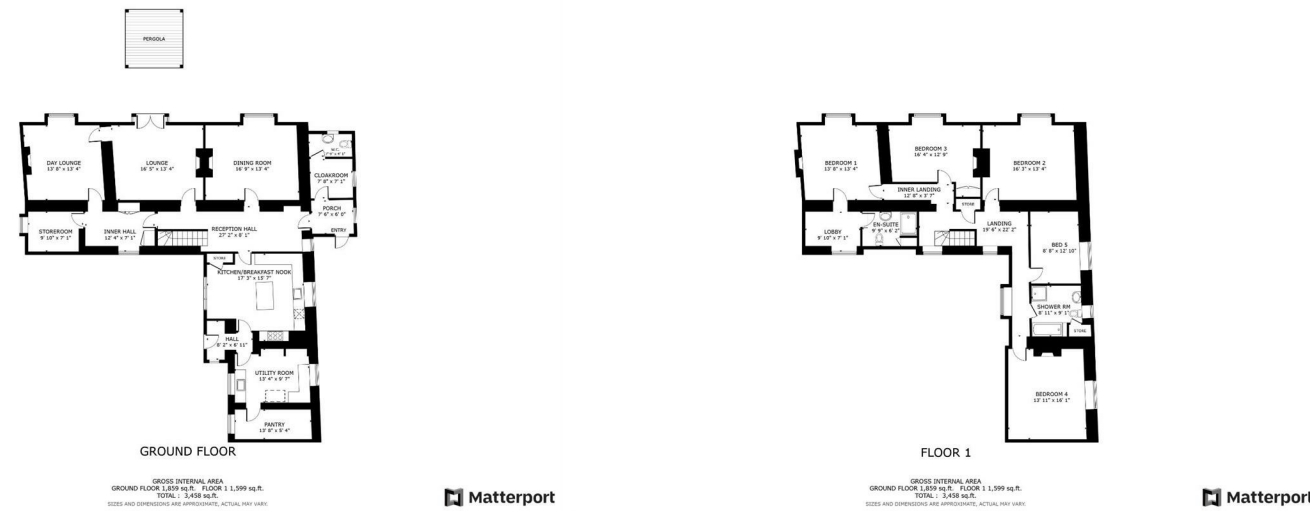




ESTATE AGENTS

www.cavendishproperties.co.uk



Energy Efficiency Rating		Current	Potential
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	67

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	35

**Bryn Nannerch**  
Nannerch, Mold, Flintshire  
CH7 5RD

**Price**  
**£875,000**

AN IMPOSING AND BEAUTIFULLY APPOINTED FIVE BEDROOM DETACHED HOUSE with detached double garage and modern one bedroom loft apartment, the whole set within wonderfully landscaped south facing gardens of about 0.5 acre located on the periphery of the village 5 miles from Mold.

The house has undergone a major programme of refurbishment to provide an elegant family home set within exceptional gardens with wide sweeping lawns, large covered outdoor kitchen, secluded patios and kitchen garden.

It affords large central reception hall, two reception rooms, dining room, kitchen/breakfast room, utility and pantry, first floor landing, bedroom one with en suite, four further bedrooms and bathroom,

Detached double garage with enclosed stairs to a self-contained loft apartment with open plan living room/kitchen, double bedroom and shower room. Gated entrance with paved courtyard.

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.



**LOCATION**

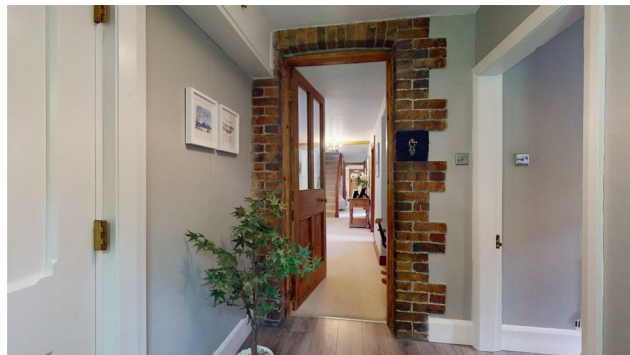
Bryn Nannerch stands in a private setting just on the periphery of this popular rural village located off the Mold to St Asaph road, some 5 miles west of Mold. It is a pretty rural village centred on the historic church and inn and is close to the lower slopes of the Clwydian hills in An Area of Outstanding Natural Beauty.

The house has been carefully restored and refurbished by the owners over the last 30 years to provide a large and adaptable family home providing a wealth of original features with modern amenities. The front of the house is predominately south facing with the two reception rooms, dining room and three principal bedrooms having splendid views over the landscaped gardens and wooded countryside beyond.

**THE ACCOMMODATION COMPRISES**

**SIDE ENTRANCE PORCH**

2.29m x 1.83m (7'6" x 6')



Side entrance with panelled door leading to porch, double glazed window to side, woodgrain effect floor covering, traditional style column radiator.

**CLOAKROOM**

2.34m x 2.16m (7'8" x 7'1")



Double glazed window, matching flooring, traditional style column radiator.

**W.C.**



Refurbished to a Victorian style with wash basin and tiled splash, high flush WC, high level double glazed window.

**RECEPTION HALL**

8.28m x 2.46m (27'2" x 8'1")



Large central reception hall, a splendid central room with a wide staircase rising to first floor with pine newel and balustrade, two double glazed windows, traditional style column radiator.

**LOUNGE**

5.00m x 4.06m (16'5" x 13'4")



The central room to the front house. It benefits from a square bay window with double glazed French doors opening to the gardens and gazebo, moulded coved ceiling, ornate Victorian style fireplace with decorative inset tiling, wrought iron surround and tiled hearth. TV point, wall light points, traditional style column radiator.



A winding pathway leads to a further and large paved area from which there are pleasing southerly views over the adjoining farmland. There is a large timber framed and panelled summerhouse and a further pathway leads through to an established kitchen garden with a modern Robinson greenhouse, a delightful water feature, raised beds and garden shed.



**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Flintshire County Council - Tax Band H

**AML**

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.

**VIEWING**

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

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

HE/PMW

Amended MB



**DOUBLE BEDROOM**  
3.48m x 3.20m (11'5" x 10'6")



Dual aspect with two double glazed windows, flooring to match the living room, electric panelled radiator.

**EN SUITE SHOWER ROOM**  
2.57m x 1.37m (8'5" x 4'6")

Modern white suite with floor level and wide tray with glazed screen and electric shower, wall mounted wash basin and WC. Marble effect floor and wall tiling, chrome electric towel radiator.

**OUTSIDE**



The property is approached over a private driveway over which the adjoining property has a right of access. The property benefits from two timber panelled gates opening to a large and enclosed block paved courtyard providing space for several vehicles.

**THE GROUNDS**



The gardens can only be fully appreciated on inspection. They have been developed by the owners over the last 30 years to an exacting standard with a profusion of specimen plants and shrubs to provide colour and interest throughout the seasons.



There is a splendid lawn with central pathway, seating area and gazebo with electric heaters. The pathway extends along the central line to an exceptional and large covered outdoor kitchen with large patio area, brick built kitchen with work surfaces and recess for a barbecue/cooker and fridge. To one side is an electric point for a hot tub.

**DAY LOUNGE**

4.17m x 4.06m (13'8" x 13'4")



Also benefiting from ornate Victorian style cast iron fireplace with decorative tiling and hearth, square bay window with original shutters overlooking the gardens, moulded coved ceiling, TV point, traditional style column radiator.

**INNER HALL/STUDY AREA**

3.76m x 2.16m (12'4" x 7'1")



Enclosed understairs cupboard, double glazed window, traditional style column radiator.

**STORE ROOM**

3.00m x 2.16m (9'10" x 7'1")

A very useful room with vaulted ceiling, it is the original pantry to the house with cold shelf to one side.

**DINING ROOM**

5.11m x 4.06m (16'9" x 13'4")



Double glazed window and original shutters with pleasing aspect

over the gardens, pine boarded floor, ornate Victorian style cast iron fireplace with tiled hearth. Traditional style column radiator.

**KITCHEN/BREAKFAST ROOM**

5.26m x 4.75m (17'3" x 15'7")



Fitted with a modern range of base and wall mounted cupboards and drawers with a white finish to door and drawer fronts and polished black granite working surfaces to include a large central island with open shelving and storage. White glazed Belfast sink, integrated Hotpoint dishwasher, space for a range cooker within former fireplace with supporting beam above and concealed extractor fan, double glazed window to side. Breakfast area with original fitted cupboards, window overlooking the courtyard, heavy beamed ceiling to the majority, red quarry tile flooring, traditional style column radiator.



**REAR HALL**

Stable door opening to the courtyard, double glazed window, riven slate effect tiled floor.

**UTILITY ROOM**

4.06m x 2.92m (13'4" x 9'7")



Fitted work surface with void and plumbing for washing machine

and space for tumble dryer, space for upright fridge and freezers, fitted cabinet incorporating white glazed Belfast sink with hardwood drainers to either side, Worcester oil fired boiler providing heating and hot water, double glazed windows, matching flooring to kitchen, radiator.

**PANTRY**

4.17m x 1.63m (13'8" x 5'4")

A walk in pantry with extensive fitted shelving, matching flooring.

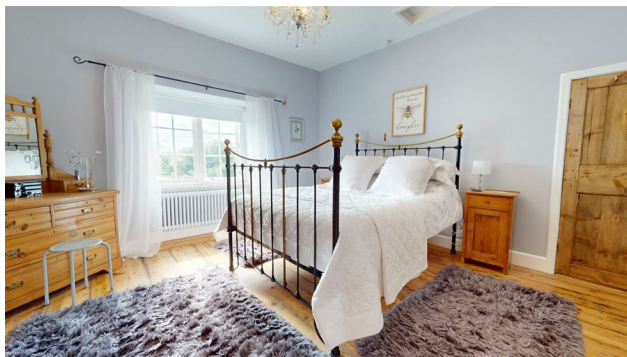
**FIRST FLOOR - LANDING**



An L shaped landing with fitted linen cupboard and traditional style column radiator.

**BEDROOM ONE**

4.17m x 4.06m (13'8" x 13'4")



A spacious room with pleasing views over the gardens, it has original wide pine floor boarding, original cast iron fireplace (not in use) with stone hearth, traditional style column radiator.

**LOBBY/DRESSING AREA**

3.00m x 2.16m (9'10" x 7'1")



Matching flooring, fitted wardrobe, traditional style column radiator.

**EN SUITE SHOWER ROOM**

2.97m x 1.88m (9'9" x 6'2")



Modern white suite comprising floor level shower tray with glazed screen and electric shower, pedestal wash basin and WC. Painted panelling to dado, extractor fan, ceiling downlighters, dual fuel column towel radiator.

**BEDROOM TWO**

4.95m x 4.06m (16'3" x 13'4")



Double glazed window with pleasing views over the gardens, panelled radiator.

**BEDROOM THREE**

4.98m x 3.89m (16'4" x 12'9")



Double glazed window with pleasing views over the gardens, panelled radiator, ornate cast iron fireplace (not in use).

**BEDROOM FOUR**

4.90m x 4.24m (16'1" x 13'11")



Double glazed window to one side, radiator.

**BEDROOM FIVE**

3.91m x 2.64m (12'10" x 8'8")



Double glazed window, radiator.

**BATHROOM**

2.77m x 2.72m (9'1" x 8'11")



Modern white suite comprising panelled bath, separate walk in shower cubicle with electric unit, pedestal wash basin and low level WC. Part tiled walls to decorative dado, double glazed window, pine flooring, traditional style column radiator.

**DETACHED DOUBLE GARAGE**

A modern detached double garage located within the courtyard, it is a purpose built building with two metal up and over doors in, electric lighting and power installed.

**LOFT APARTMENT**

4.98m max x 4.90m max (16'4" max x 16'1" max)



A self contained first floor loft apartment. It is approached via a panelled door to one side with staircase leading to the first floor. Open plan living/dining/kitchen, a spacious room set within a vaulted ceiling, it has a square bay window to the front elevation with woodgrain effect flooring. Fitted kitchen with a range of base and wall mounted cupboards and drawers with white finish and stone effect working surfaces to include an inset stainless steel sink with mixer tap, inset four ring electric hob, integrated oven, stainless steel splashback, extractor hood and light above, integrated fridge, two electric panelled radiators.