



Hen Feudy Nannerch, Nannerch, Flintshire, CH7 5RQ

£499,950

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EPC - C71

Council Tax Band - H

Tenure - Freehold

, Nannerch

4 Bedrooms - House

A beautifully presented barn conversion situated in a quiet rural location yet offering easy links to the A55 expressway for commuters. This stone built Grade II listed property offers period character features tastefully married with modern finishings to allow for comfortable family living. Internally the property has been beautifully maintained and benefits from multiple reception rooms ideal for those who like to entertain in large numbers while to the rear is a large garden with outbuildings with potential for conversion into an annexe or holiday let subject to local planning approval. There is decking and lovely hot tub area. Further benefits also include large driveway solely belonging to the property and a secure paddock adjacent. Viewing is highly encouraged to appreciate the finish and position of this truly unique character property.
EPC rating C 69. Council Tax Band-H. Tenure- Freehold



Accommodation

A beautiful custom made hard wood door opens into:

Reception Hall

16'9" x 9'3" (5.11 x 2.82)

A spacious and inviting first impression as you enter the property with solid oak flooring, beautiful exposed stone wall, inset spotlights, radiator, stairs up to first floor accommodation with storage cupboard under, custom double glazed hard wood window to the front elevation enjoying beautiful countryside views over towards Moel Famau, door opens into:

Downstairs Cloakroom

5'3" x 3'3" (1.60 x 0.99)

Having hard wood door, tiled flooring, WC, wash basin, tiled splash backs, radiator, spotlights

Kitchen/Diner

18'9" x 16'11" (5.72 x 5.16 (5.71 x 5.15))

A fantastic room for hosting get togethers and ideal for socialising with a feature double glazed stable door allowing for access out onto the front elevation, beautiful deep window sills with slate tiled detailing and double glazed hard wood windows which enjoy unspoiled views over the adjacent paddock belonging to the property and towards Moel Famau. The kitchen itself was newly fitted in 2020 with contemporary wall, drawer and base units and beautiful granite work surfaces over, centre island with ample storage, breakfast bar and inset ceramic sink with mixer tap over, two integrated Neff ovens, a Samsung integrated microwave oven Induction hob in island, space for a dishwasher, void in fridge, Oak flooring

Large corner pantry with lighting, radiator, inset spotlighting, door opening through to:

Utility Room

17'6" x 7'4" (5.33 x 2.24)

A convenient utility room fitted with wall and base units and complimentary work surfaces over, offering ample space with inset sink with mixer tap over, plumbing for washing machine, space for tumble dryer, extractor set into window, radiator, double glazed cottage windows to the front, side and rear elevations enjoying countryside views with deep slate tiled window sills, hard wood door allowing access out onto the side elevation. Oak flooring.

Living Room

21'2" x 17'2" (6.45 x 5.23)

A large family living room with ample space for large furniture and furnishings, double glazed double hard wood doors open out onto the front elevation and allow for ample natural daylight to stream into the room, double glazed hard wood window to the front and side with feature slate sills enjoy beautiful views over the front elevation and over towards Moel Famau, multi fuel burner set in front of feature exposed stone backing with timber mantle, double glazed hard wood door leads out onto the rear elevation, radiator, power points, wall lights

Snug

18'8" x 9'4" (5.69 x 2.84)

Having feature exposed stone wall, double glazed hard wood door opening out onto the rear elevation, dual aspect double glazed hard wood windows with feature slate window sills, radiator, loft access hatch

Gallery Landing

11'2" x 9'11" (3.40 x 3.02)

Having dual aspect velux roof windows allowing for plenty of natural daylight onto the landing, radiator, storage cupboard with double doors, ideal space for home studies



Bedroom One

26'5" x 11'2" (8.05 x 3.40)

A spacious and bright master bedroom with double glazed hard wood door allowing for access out via a feature stone built staircase, double glazed hard wood windows, radiator, attractive wardrobes, door opens into:

En-suite Shower Room

8'3" x 5'10" (2.51 x 1.78)

Fitted with a modern three piece suite comprising WC, pedestal wash basin, shower enclosure with shower over, ladder style towel radiator, radiator, tile effect flooring, mirrored wall cabinet, attractive door, shaver point

Bedroom Two

16'11" x 11'2" (5.16 x 3.40)

A spacious double bedroom with double glazed hard wood door opening out onto staircase down to ground floor level, Velux roof windows allowing for plenty of light, radiator, inset spotlighting

Bedroom Three

10'11" x 10'0" (3.33 x 3.05)

With Velux roof window allowing plenty of natural daylight, radiator power points and ceiling light,

Bedroom Four

16'2" x 5'10" (4.93 x 1.78)

With Velux roof window allowing for ample natural daylight and views towards Moel Famau, radiator, inset spotlights and opening through to walk in wardrobe

Family Bathroom

9'7" x 8'5" (2.92 x 2.57)

Fitted with an attractive four piece bathroom suite comprising roll top bath with mixer tap over, pedestal wash basin, WC, shower enclosure, Velux roof window, radiator, ladder towel rail, slate effect flooring, tiled walls, inset spotlights, extractor fan

Outside

Approaching the front of the property is a quiet unadopted lane which services the very few properties that are situated there, a hard standing will then be found which belongs solely to the property and offers ample off road parking for numerous vehicles with plenty of turning space also.

To the front is a paddock which is fenced in and secure and belongs to the property which is currently being utilised to service chickens.

Large timber stable gates allow for vehicular access to the rear elevation which is ideal for when entertaining or requiring access for machinery for works.

The rear garden is mostly lawned and is bound by beautiful rocks and benefits from decking area with a hot tub there is also a decked patio and concrete utility area which is nicely concealed housing the oil tank.

Outbuildings

A further fantastic benefit includes the outbuildings situated to the rear. A total of two large out buildings and an additional car port allow for secure storage along with power and lighting to both.

The first outbuilding measures 24'09"x14'10" and is entered via double doors and has windows to the front and side elevations with power, lighting and a raised areas housing a timber shed.

Connected to this is the second outbuilding measuring 25'07"x15'11" and is currently set up for use as a double garage with double up and over doors allowing access in, again having power and lighting.

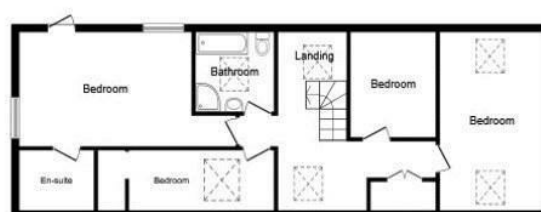
Lastly a covered car port/storage area measuring 22'07" x 13'04" is perfectly situated in the corner of the garden and offers fantastic storage space.

There is immense scope for the outbuildings to be converted for other uses such as annexe, holiday let or home offices subject to the required permissions being granted.

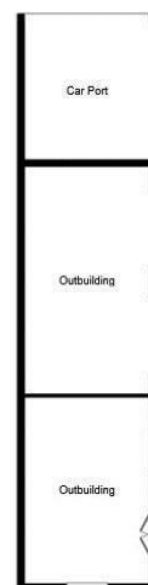




Ground Floor



First Floor



Outbuilding

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

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