



Glan Llyn Pant Du Road, Flintshire, Eryrys, Flintshire, CH7 4DD

£1,200,000

 4  4  2  B

EPC - B83

Council Tax Band - D

Tenure - Freehold

Pant Du Road, Eryrys

4 Bedrooms - House - Detached

This small holding has 7.5 acres of land and situated in a designated area of Outstanding Natural Beauty it will likely soon become the latest Welsh National Park. It feels very rural, and has beautiful views of the hills, yet at the same time being less than 5 miles from Mold, less than half an hour from Chester and 50 minutes from Liverpool and Manchester.

INSPECTION RECOMMENDED. Holiday Cottage - C-75
EPC B-83, Tenure Freehold, Council Tax - D



Description

The core of the house is a late 1800's "one up and one down" Welsh cottage. However, the whole 4 bedroomed house and two-bedroomed cottage have been extensively renovated whilst maintaining their original character. Careful attention has been paid to energy efficiency (EPC =B for the house and C for the cottage). All the bedrooms are en-suite. The property has underfloor heating throughout which maximises the energy efficiency of the air source heat pump. The windows in the house are double glazed with triple glazing in the cottage. There is a 4KW solar panel system installed and additional solar hot water system. The property benefits from a 10 stable block, a separate corral that can stable two horses and a field shelter. It has a 20m x 40m sand and rubber menage, a large garage/workshop as well as a two-bedroom static caravan. The Clwydian-way footpath is on the doorstep as well as plenty of bridlepaths. The property is reached by a country road on the Mold to Ruthin bus route. This means the property is serviced by public transport as well as ensuring regular gritting and snow removal by the council during winter months. The whole property including stable block has a 12 camera CCTV system and SUPERFAST fibre broadband.

Main House

The property offers accommodation to include reception hall, cloakroom, sitting room with feature fireplace, fitted kitchen / breakfast room, guest bedroom with en-suite, laundry room, utility and storage room to the ground floor. First floor landing, spacious principal bedroom with built in wardrobes and en-suite bathroom, two further double bedrooms and bathroom. Majority double glazed and oil fired central heating,

Entrance Hallway

Small hallway leading to the open space sitting room, the cloak room, the pantry the downstairs bedroom and the stairs rising to the first floor, with understairs storage. Underfloor heating throughout.

Downstairs Cloakroom

Purpose built vanity unit, with glass hand basin, WC, heated towel rail, large inset mirror and window over rear garden.

Sitting Room/Reception Room

17'2" x 11'11" (5.23 x 3.63)

This is the '1870's core of the house with exposed original stone walls, wooden lintels, and original fireplace where a wood burning stove with back boiler has been placed for additional hot water production. Two windows overlooking the front patio. Underfloor heating.

Open Plan Kitchen/Dining Room

21'0" x 10'3" (6.40 x 3.12)

Bright open plan kitchen and dining room with large glass sliding doors that lead to a patio which allow spectacular al fresco dining in the summer with a beautiful view of the sunset over the hills. The kitchen has a quartz worktop and is fully equipped with large induction hob, John Lewis self-cleaning pyrolytic oven, large dishwasher and small undercounter fridge, it also has a top of the range Italian De Manincor solid fuel range cooker stove and a purpose built De Manincor extraction fan that serves both the induction hob and the range.

Downstairs Bedroom

15'1" x 10'11" (4.60 x 3.33)

Large double bedroom with three windows overlooking the front garden. It has a fully tiled ensuite with walking in shower room, towel radiator, WC and bidet shower. Both the bedroom and the bathroom have underfloor heating.

Laundry Room/Boot Room

9'9" x 6'11" (2.97 x 2.11)

Fully tiled, has plumbing for two washing machines and two tumble dryers, plus worktops and shelves for detergent and cleaning products. It also has a "butler"sink.

Pantry and Storeroom

12'8" x 5'8" (3.86 x 1.73)

Currently hosting a large upright John Lewis fridge and an identically sized standing freezer. There is several shelving currently used for storing laundry as well as groceries, fully tiled and with underfloor heating.

On the First Floor

On the first floor: on the right hand side coming up the stairs a door opens on the principal quarters comprising of a dressing room currently used as an office, principal bedroom and ensuite bathroom. On the left-hand side, coming up the stairs, there are two additional bedrooms both being ensuite. All with underfloor heating



Dressing Room

16'3" x 11'10" (4.95 x 3.61)

The dressing room was the original 1870's Welsh cottage bedroom. It has the original exposed stone wall with a small wood burning stove placed in the original fireplace. In this room there is a walk-in wardrobe and a small, enclosed space which houses the thermal store. There is a large window overlooking the front of the property and has underfloor heating. The dressing room lead into the principal bedroom

Principal Bedroom

13'10" x 8'3" (4.22 x 2.51)

The Principal bedroom is a bright double room with a picture window overlooking the paddocks and the hills and a Juliet balcony. The bedroom leads to the ensuite bathroom which is fully tiled and has both a bathtub and a shower. It has heated towel radiator, a WC with a bidet shower. In a separate enclosure there is a sink with purposely built fully tiled vanity unit, shelves, and a heated towel radiator. Underfloor heating throughout.

First Floor Bedroom One

13'10" x 8'3" (4.22 x 2.51)

Bright double bedroom with three windows overlooking the front of the property with fully tiled ensuite bathroom and walking in shower, purposely built vanity unit. WC, a heated towel radiator, and a bidet shower. It has a window overlooking the side of the property and a sun tunnel provides natural light over the shower. Underfloor heating throughout.

First Floor Bedroom Two

11'8" x 10'3" (3.56 x 3.12)

Bright double bedroom with wonderful views over the hills to the west. It has a built-in wardrobe. Fully tiled ensuite bathroom with walking in shower, purposely built vanity unit, WC, a heated towel radiator, and a bidet shower. It has two sun tunnels giving natural light to the bathroom. Underfloor heating throughout.

The Cottage

This was the original 1870's house cow shed that has been fully renovated and made into a two bedrooms cottage currently used as holiday let. It has two large double bedrooms with ensuite fully tiled bathrooms. The showers are waking in. Each bathroom has a heated towel radiator, WC and a bidet shower. All the windows in the cottage are triple glazed and it has underfloor heating throughout. The open space kitchen /sitting room has a wood burning stove and opens to a patio covered with a large gazebo which overlooks the hills onto the west and allows for alfresco dining while watching lovely sunsets, currently in the patio there is a small dining table and on one side there is a 5-person wood burning Skargards hot tab.

Externally

The property is accessed by an 80m tarmacked driveway direct off the Pant Du Rd with extensive car parking available.

Garage Building/Workshop

This large building has a sliding door into a workshop and then onto a boiler room with a solid fuel burner and a water tank that was used to heat the buildings before the very recent installation of an air source heat pump. At the back of the old boiler room there is a storage space currently used as a tack room. The garage roof holds the solar panels that provide annual payment of the Feed-in-tariff.

Stable Yard

A concrete central courtyard encloses 10 stables and feed room with rear access to the tack room. To the front of the stable yard there is muck trailer ramp. There is water in the stable and CCTV. The stable yard has direct access to the front paddock and the menage. There is currently planning permission to convert part of the stable block into a café which is valid until March 2025

Menage

65'7" x 131'3" (19.99 x 40.01)

The menage is a 20m x 40m with a sand and plastic granule mixed surface post and rail fencing and two access gates.

Corral

The Corral is a large, covered corral that offers ample space for two horses which includes a separate storage area with hot and cold water and has direct access to its own separate paddock.

The large paddock at the back of the property has its own field shelter.

Static Caravan

At the back of the stable yard there is a two bedrooms static caravan with electric, water and drainage. It has electric heating and LPG hot water system.

In the garden there is also a small children's play area currently with slide and swings.

Agents Note

The neighbouring property has a right of way over the access drive owned by GLAN LLYN however is a secondary access and rarely used. There is no footpath over the property, but the Clwydian Way footpath can be accessed directly by a gate made by the current owners

Services

The central heating is provided by Mitsubishi air source heat pump. The property has underfloor heating throughout. In the main house there is wood burning boiler and solar evacuated tubes that provided additional hot water. There are 4 KW solar panel on the roof of the garage currently providing solar electricity and yearly feed in tariff. There is superfast broadband and a 12-camera system CCTV.





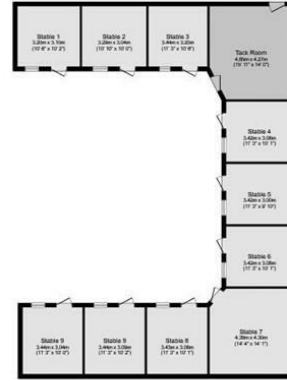
Ground Floor



First Floor



Cottage



Outbuilding



Total floor area 440.5 m² (4,741 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	83
(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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.