



Bryn Y Gwynt, Moel Y Crio, Halkyn, CH8 8JN

£580,000

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EPC - E54 Council Tax Band - F Tenure - Freehold

Moel Y Crio, Halkyn

2 Bedrooms - House - Detached

Set in a fabulous location this property offers a paddock, stable block, garage and studio. The property boasts many original features exposed stone walls and beamed ceilings. The accommodation offers two reception rooms, kitchen, with pantry off, boot room and ground floor bathroom. To the first floor two bedrooms, study area and shower room. Set in a SSSI area with direct access to Moorland for easy equine pursuits. Viewing Highly Recommended

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Accommodation

Central composite door with double glazed panels to either side leading into :

Entrance Hall

Bright and spacious entrance hall with exposed stone wall, beamed ceiling, tiled floor and double cupboards housing electric meter, shelving and storage. Doors leading to the bathroom and living room.

Living Room

14'7" x 14'3" (4.45 x 4.36)

Welcoming room with beamed ceiling, Swedish log burner on a raised slate hearth within a stone inglenook, double radiator, two double glazed windows to the front with slate sills. Perfect for those cosy nights.

Snug / Dining Room

12'0" x 6'11" (3.66 x 2.13)

With beamed ceiling, original grate, radiator, exposed stone wall, two double glazed windows to the rear with slate sills and steps leading down to a small wine cellar/storage. Stable door leads into :

Kitchen

24'4" x 8'7" (7.44 x 2.62)

Having a range of drawer and base units with complimentary work surfaces over and wall units above, soft close pan drawers, one and half bowl single drainer sink and mixer tap, plumbing for a dishwasher, Rangemaster cooker set in an inglenook recess, fridge, freezer, original bread oven can be seen in the Pantry room, beamed ceiling, double radiator, tiled floor and double glazed windows overlooking the front and rear elevations.

Pantry

11'3" x 5'10" (3.44 x 1.8)

With original bread oven, heavy timber shelving and tiled floor.

Boot Room

11'5" x 5'10" (3.5 x 1.8)

With plumbing for a washing machine, void for a condensing dryer, large seating plinth and double glazed door and window to the side. Door off into :

Ground Floor W.C

With low flush W.C



Ground Floor Family Bathroom

10'0" x 8'5" (3.05 x 2.59)

Large family bathroom with Spa bath with telephonic mixer tap, pedestal washbasin, Victorian high flush W.C, column radiator with heated towel rail, two inbuilt storage cupboards, additional cupboard housing modern oil fired condensing central heating boiler with compression system, double glazed window to the side and beamed ceiling.



Landing

14'11" x 8'4" (4.55 x 2.55)

Large landing with a study area, radiator and double glazed window to the rear. Inner hallway with linen store which also houses the hot water cylinder.

Bedroom One

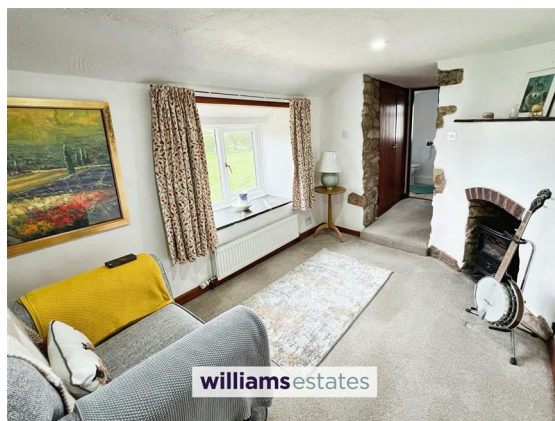
14'11" x 14'5" (4.55 x 4.4)

With full length fitted wardrobes with sliding doors, radiator and double glazed windows to the front and side with slate sills.

Bedroom Two

18'8" x 8'10" (5.7 x 2.7)

Having exposed stone built chimney breast and double glazed windows to front and side, radiator and inbuilt storage cupboard



Shower Room

With shower enclosure having power shower, W.C, wash basin, tiled splashback, tiled shower surround, heated flooring, storage cupboards and double glazed window to the side elevation.

Outside

Driveway leads to a detached garage and a further gate with pitched slate canopy porch above, leads to a concrete path. The front garden is predominately lawned with mixed borders, mature tree and specimen plants. Pathway leads to the side elevation and in turn leads to the boot room door with slate pitched canopy above. The rear garden is paved with a rendered wall to act as a wind break, lawned garden, oil tank and steps lead up to an additional driveway with two gates, leading to the yard with tack room two stables, one store room and workshop and further gate from the yard leading to the fully fenced paddock and access to the furthest point by another field gate. Behind the stables is an orchard area, duck house, timber shed previously used for hens. To the side of the garage there is a storage bunker under pitched roof ideal for garden storage.



Garage

With remote control electronic up and over door, power and light, with personal door to the rear. Formally stables with original hay feeders.

Studio

12'0" x 6'5" (3.66 x 1.98)

Formerly an art studio with uPVC double glazed door, two double glazed windows, slate pitched roof, tiled floor and ornamental antique log burner.

Directions

From Mold take the A541 Denbigh Road, turning right onto the B5123 signposted Rhosesmor. On entering the village turn left opposite the public house signposted Rhes y Cae. Entering Moel y Crio village the property can be seen on the right hand side.





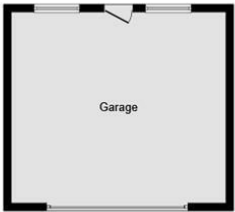
Ground Floor

Floor area 93.8 sq.m. (1,009 sq.ft.)



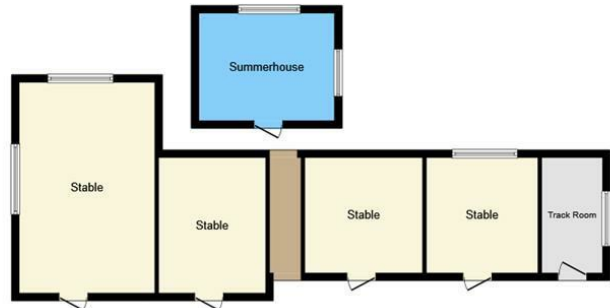
First Floor

Floor area 62.0 sq.m. (667 sq.ft.)



Garage

Floor area 31.8 sq.m. (342 sq.ft.)



Outbuilding

Floor area 75.3 sq.m. (810 sq.ft.)

TOTAL: 262.8 sq.m. (2,829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	54
(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.