



**Isfryn, Star Crossing Road, Cilcain,
Cilcain, Flintshire, CH7 5NW**

£590,000

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EPC - D56

Council Tax Band - G

Tenure - Freehold

Star Crossing Road, Cilcain

4 Bedrooms - House

**** VIEWING HIGHLY RECOMMENDED**** This impressive Edwardian detached house retains a wealth of character and charm. Positioned in extensive grounds and situated amidst open farmland and rolling countryside located about 0.5 miles from the village of Cilcain. Principal rooms enjoy views over the gardens and in brief the accommodation affords reception hall, living room, dining room, morning room (bedroom four), conservatory, kitchen / breakfast room and downstairs bathroom. To the first floor is a principle bedroom, two further double bedrooms one with access to a roof terrace, and family bathroom. The property also benefits from double glazing, oil central heating, large detached double garage, landscaped grounds and Solar Panels, which generates a regular income.

EPC - TBC Council Tax Band - G Tenure - Freehold



Location

Cilcain is a popular rural community set in the heart of Flintshire and within 1.5 miles of the Clwydian Country Park. The village is centred around the popular White Horse Inn and community village shop and provides a mix of traditional country homes and modern family residences. Also within close proximity to Mold which is just 4 miles away.

Accommodation

Panelled front door leading to hall.

Entrance Lobby

With uPVC window to the side elevation and stairs raising to the first floor, panelled doors lead into the morning room / bedroom four and sitting room.

Sitting Room

Having uPVC glazed windows to the front, rear and side elevations overlooking the garden, stone fire surround with matching stone hearth housing a living flame gas fire. Two radiators, aerial socket, high ceiling with decorative coving and feature exposed beams, fitted dado rail, deep fitted skirting boards, recessed lighting and spot lights. Archway leading through to:

Dining Room

uPVC glazed window to the side elevation overlooking the garden and fields beyond, radiator, high beamed ceiling, timber door leading to an under stairs walk-in cupboard which is currently being utilised as a bar area with shelving and secondary cupboard underneath. Glazed door into :

Kitchen / Breakfast Room

Housing a range of wall, base and open shelving display units with complimentary roll top work surfaces over, inset double bowl sink unit with taps over, built in double electric oven and four ring gas hob with extractor, void and plumbing for dishwasher and washing machine, void for full size tall fridge, two built in pantries with shelving and lighting, wall lights, radiator and a wall mounted electric heater, uPVC window over looking the side elevation and uPVC part glazed door leading the the rear garden and further timber door which leads to the inner hallway.

Morning Room / Bedroom Four

With sash uPVC window overlooking the garden, fitted book shelves and cupboard to recess, radiator, two pendant lights, deep coved high ceiling and deep fitted skirting boards.

Inner Hallway

With sliding mirrored wardrobe doors fitted to both sides providing fantastic storage, hanging space and airing cupboard and a uPVC window over looking the garden.



Downstairs Bathroom

Having a coloured suite comprising of a sunken corner jacuzzi bath with combination tap and shower unit, pedestal hand wash basin with mirror over and shaving point, low level wash and dry WC, radiator, uPVC window to the side elevation, chrome towel rail and localised tiling with recesses.

First Floor Landing

Stair case rises to the first floor accommodation with uPVC window overlooking distant farmland with doors off to:

Bedroom One

With high ceilings and uPVC window to the front and side aspects overlooking the garden and to the fields beyond, radiator, decorative picture rail and walk-in wardrobe with shelving and hanging space

Bedroom Two

A double bedroom with uPVC window to the front aspect, radiator, decorative mouldings and ceiling rose to the ceiling, and upvc double glazed door leading onto the roof which has outstanding rural views. The roof has recently been renewed, and previously used as a roof garden.

Bedroom Three / Study

With uPVC window to the side elevation overlooking the side garden, radiator and traditional fitted storage cupboards and high ceiling.

Bathroom

A coloured four piece suite comprising of bath, separate shower cubicle with shower over, pedestal wash basin with tiled splash backs, bidet, low level WC, uPVC window to the rear elevation and two radiators and electric wall heater.

Double Garage

A double garage with roller door, with timber glazed window, shelving and base units with worktops over, floor mounted oil boiler, power and light and solar panel battery and meter, door leading to:

Conservatory

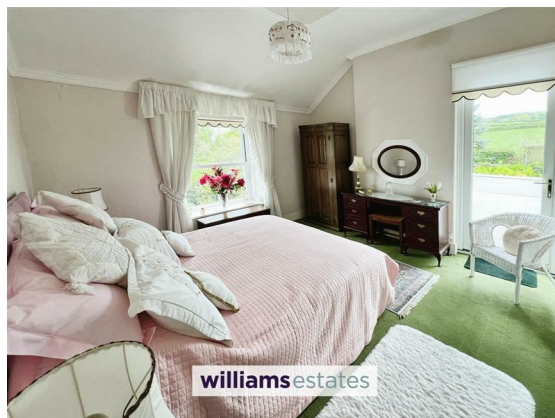
Overlooking the garden with uPVC windows and panels to three elevations, french doors leading to the patio area, tiled flooring and wall lights.

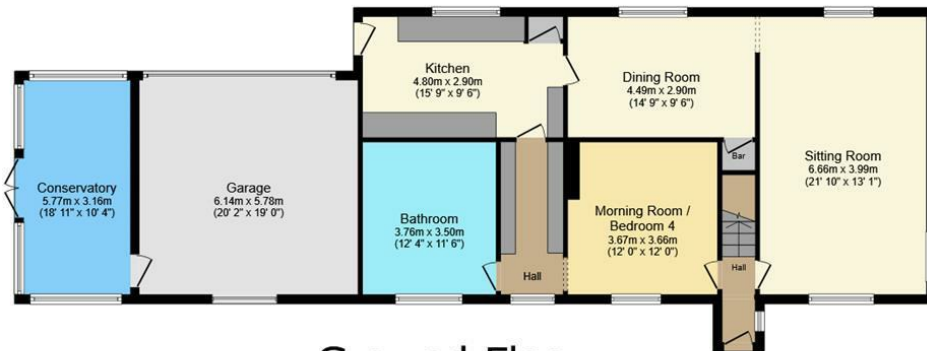
Outside

The property is approached via double pillars with ample parking and turning space on the tarmac driveway leading to the double garage. The property sits in private grounds which are a particular feature of the house enjoying an open aspect being bounded by mature hedging and fencing with a formal lawn garden with well stocked selection of attractive shrubs and trees and raised stone walled flower borders. There is a brick paved patio area immediately adjoining the conservatory and leading from the driveway and garage, steps lead up to a further raised seating area with a well stocked feature pond with surrounding mature planting which borders onto open fields. There is also an octagonal greenhouse at the rear of the property, containing a mature grape vine and a screened area with a shed, oil-tank and area for garden paraphernalia.

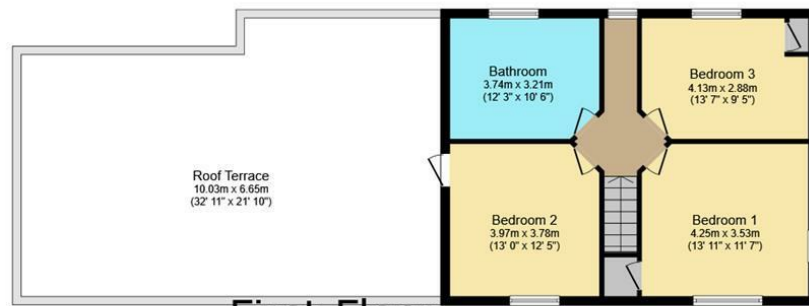
Directions

From our Mold office head north-east on Chester St/A5119 at the roundabout take the first exit onto Lead Mills then at the next roundabout take the third exit onto Hall View/A541 and proceed for approximately 5 miles and then turn left onto Star Crossing and proceed for approximately 1 mile where the property will be located on the right.





Ground Floor
Floor area 132.3 m² (1,424 sq.ft.)



First Floor
Floor area 57.1 m² (615 sq.ft.)

TOTAL: 189.5 m² (2,039 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.