



Garneddwen Fawr Garneddwen, Lixwm, Holywell, Flintshire, CH8 8JS

£450,000



EPC - null

Council Tax Band - G

Tenure - Freehold

Garneddwen, Holywell

4 Bedrooms - House - Detached

Williams Estates are delighted to offer this lovely large detached period property of significant historical interest. The Farmhouse offers four bedrooms and is in need of full renovation. Small hayloft within the garden. The two barns adjacent are not included in the sale.



Accommodation

Access via a front porch with tiled floor, lighting and doors off.

Entrance Hall

With stairs off and radiator.

Living Room

17'0" x 14'5" maximum (5.2 x 4.4 maximum)
With radiator, uPVC window to the front elevation and uPVC window to the rear and inglenook fire place.

Kitchen

17'0" x 6'2" (5.2 x 1.9)
With timber glazed window and door to the rear elevation.

Sitting Room

12'1" x 17'8" (3.7 x 5.4)
With uPVC window to front elevation and timber glazed window to the rear elevation, fire place, radiator.

Stairs/Landing

From the Entrance Hall stairs lead to the landing with lighting and power points.

Bedroom 1

13'5" x 13'9" (4.1 x 4.2)
With uPVC window to the front elevation and timber window to the rear and radiator.

Bedroom 2

19'4" x 8'6" (5.9 x 2.6)
With radiator, singular power point, exposed beams, uPVC window to the front elevation and timber window to the side elevation.

Bedroom

13'9" x 13'5" (4.2 x 4.1)
With two windows, radiator, lighting, power points and consumer unit.

Bedroom 3

16'4" x 8'10" (5.0 x 2.7)
With exposed beams, hand wash basin, radiator and window to the front elevation.



Bedroom 5/Study

6'10" x 9'2" (2.1 x 2.8)

With window to the front elevation

Bathroom

7'10" x 6'10" (2.4 x 2.1)

With W.C, hand washbasin and radiator.

Bathroom

10'2" x 3'7" (3.1 x 1.1)

With hand wash basin, bath, W.C, tiled flooring, radiator, lighting and frosted window.

Bakery

13'5" x 14'5" (4.1 x 4.4)

With original bread oven and power points


Granary, above the kitchen

19'4" maximum x 17'0" maximum (5.9 maximum x 5.2 maximum)

With lighting and storage heater.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.