



## Pentre Cerrig Bach Maeshafn, Mold, Flintshire, CH7 5LU

**£440,000**

 3  1  2  G

**EPC - G8 Council Tax Band - F Tenure - Freehold**

# Maeshafn, Mold

## 3 Bedrooms - House - Detached

With magnificent open views towards the Clwydian Hills this wonderful cottage would make the most idyllic home. In need of updating and a scope of modernisation Pentre Cerrig Bach has a lot to offer, with three double bedrooms, large reception rooms and magnificent views. Property has oil fired central heating, outbuildings, 2.2 acres of land which includes small wood at the rear and a field to the side and front of the property. Only a 15 minute drive from Ruthin and Mold which both provide excellent schools and amenities. The property is in need of extensive renovation and has a shared water supply which is fed via a sub-meter. Access is via shared access with right of way across.  
EPC - G-14 Tenure - Freehold, Council Tax Band - F



### Description

Pentre Cerrig Bach dates from the 1920s and sits within an idyllic position in an Area of Outstanding Natural Beauty in the beautiful village of Maeshafn. The interior provides family sized accommodation with an abundance of original features and huge scope to create a home of character during the modernisation. The property enjoys a secluded setting off a private lane with views over open countryside to the Clwydian hills. The market town of Mold lies 4½ miles to the north east providing a wide range of amenities including shopping and schooling, Ruthin along with its schools is 15 minutes away. The A55 expressway is 7 miles away meaning Chester is a 30 minute drive, with Liverpool less than an hour and Manchester just over an hour.

### Accommodation

The property is approached via a concrete driveway which provides ample parking for multiple vehicles, leading to a timber exterior door with stained glass window and two glazed side panels.

### Hallway

With original parquet flooring, under-stair cupboard, and stairs raising to the first floor. Doors off to all rooms ;

### Kitchen/Breakfast Room

12'2" x 12'10" (3.71 x 3.91)

The kitchen is in need of some updating but does have wall and base units and a single stainless steel sink, window to the side elevation, wooden door to the rear of the property, storage cupboards and an under counter oil boiler.

### Dining Room

16'4" x 14'5" (4.98 x 4.39)

Spacious room with original features including beams, parquet flooring, original wooden built in cupboards and windows to the side and rear elevations with deep sill and radiator.

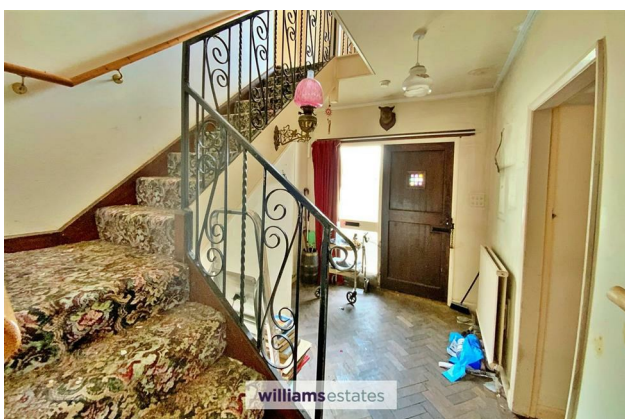
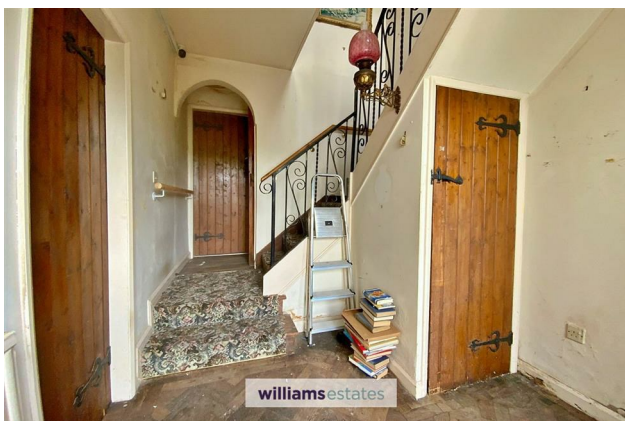
### Lounge

14'5" x 15'0" (4.39 x 4.57)

With double uPVC leaded doors to the front elevation which looks out onto open countryside, beamed ceiling, parquet flooring, radiator, windows to both sides of the property and feature stone fire surround with open fire and stone hearth.

### Bathroom

With obscured window to the side elevation, pedestal sink, panelled bath and radiator.



## W.C

With obscured window to the side elevation and low level w.c.

## Landing

Bright and spacious with storage cupboard going into the eaves and picture window with deep sill overlooking the distant countryside and doors off to all rooms.

## Bedroom One

17'6" x 11'10" (5.33 x 3.61)

Large room which could be split to incorporate an en-suite, with beamed ceiling windows to three sides of the property, large storage cupboard which houses the hot water tank, vanity sink unit and radiator.

## Bedroom Two

13'1" x 12'2" (3.99 x 3.71)

Spacious double room with window overlooking the Welsh countryside and radiator.

## Bedroom Three

16'1" x 11'5" (4.90 x 3.48)

With exposed beamed ceiling, two windows, pedestal sink, radiator and fitted cupboards.

## Exterior

The property is approached via a driveway which has parking space for a number of vehicles and provides access to the outbuildings and gates leading onto the land. To the rear of the property is a section of woodland which could be cleared to create another garden area.

## Stables/ Outbuildings

The large stone barn is in need of updating but it adjoins the house and perhaps offers huge potential during the redevelopment. The thick stone walls predate the rest of the house by centuries.

## Land

To the rear of the property is a wooded area and a field to the side and front of the property. The land included with the property amounts to 2.2 acres to include the paddock to the front and side of the property and small woodland to the rear.

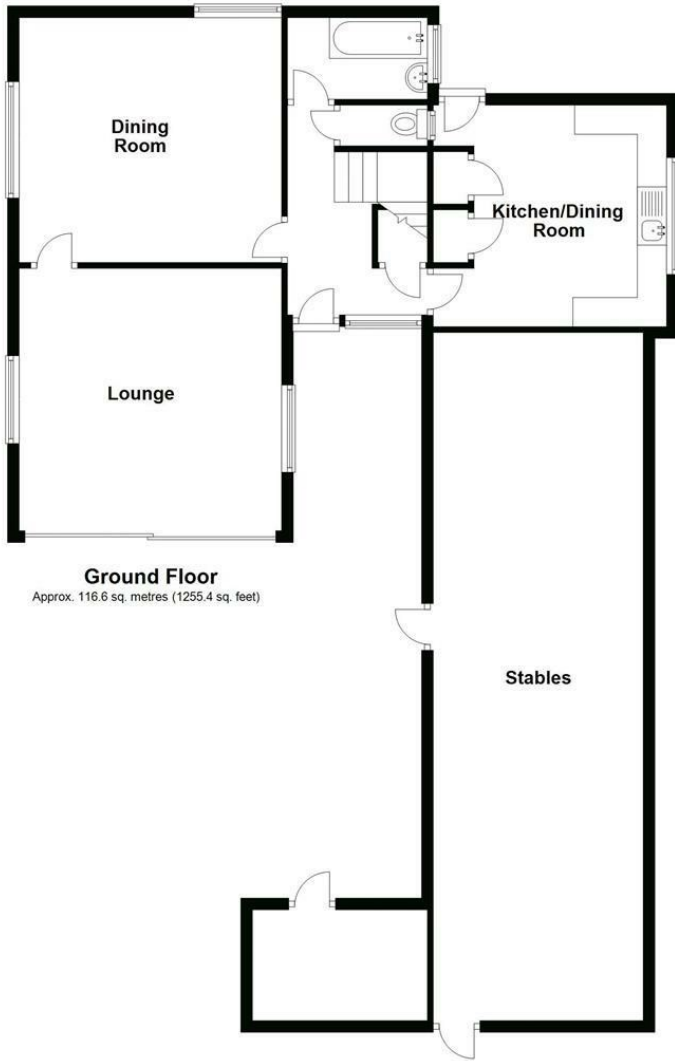
## Village

The picturesque and rural village of Maeshafn is in an Area of Outstanding Natural Beauty and a sought-after address. Moel Findeg and Aberduna nature reserve lay either side of the village and offer breath-taking views of Moel Famau and the Clwydian Range. The property is within walking distance from the local pub The Miners Arms. There is an abundance of footpaths, walking and cycling routes available from the doorstep and also a regular bus route through the village which can take you to Ruthin or Mold.


## Directions

From our Mold office head along Chester Street then carry on straight through the traffic lights onto Ruthin Road to the Gwernymynydd Roundabout, take the 2nd exit onto A494 towards Ruthin, turn left onto Ffordd Maes Hafan then slight right to arrive into the village of Maeshafn, continue through the village, as you come to the lane take the first left which is a private track sign posted Pentre Cerrig Mawr and B&B, the property will be found at the end of this lane and is accessed via a private drive.





Total area: approx. 183.9 sq. metres (1979.5 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>8</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

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