



## The Barn Denbigh Road, Hendre, Mold, Flintshire, CH7 5QL

**£550,000**

 3  2  1  C

**EPC - C73**

**Council Tax Band - E**

**Tenure - Freehold**

# Denbigh Road, Mold

## 3 Bedrooms - Character Property - Detached

Williams Estates are delighted to bring this beautiful three bedroom detached barn conversion to market. Viewing is highly recommended. Set in 2.2 acres in a stunning countryside location with fabulous views to the rear. The Barn briefly comprises ; Living / Dining Room, Kitchen, Bathroom and three Bedrooms and is finished to the highest standard while still retaining charm and character. Council Tax Band - E Tenure - Freehold EPC - C 73.



### Accommodation

Entrance is via a large hand crafted double glazed unit door into:

### Reception Hall

5'10" x 6'6" (1.8 x 2.0)

Welcoming hallway with tiled flooring, under floor heating and cloakroom off.

### Cloakroom

Low flush W/C, Corner wash basin with mixer a tap, Storage units, Heated towel rail, Double glazed window to the front elevation and under floor heating.

### Inner Hallway

8'2" x 7'4" (2.5 x 2.24)

Large double glazed window to the front elevation, Coat storage space, Under-stairs storage area, Turn stairs rising off to the first floor. Under floor heating.

### Kitchen

11'9" x 9'10" (3.6 x 3)

High gloss, dark grey fronted kitchen comprising: Base and drawer units with complimentary work surfaces over and wall units above. Integrated fridge-freezer, dishwasher and washing machine. Integrated double oven, Four ring hob with extractor hood above, stainless steel splash-back, LED down-lights, Tiled flooring with under floor heating. Double glazed window to the side elevation.

### Living Room/Dining Area

32'1" x 10'9" (9.8 x 3.3)

High vaulted ceiling, Two sets of double glazed double doors that open to the side patio area, Further pair of double glazed windows overlooking gravelled driveway area, Additional window overlooking the paddock, Two full height double glazed double windows with a curved arched ceiling linking the original barn with extension. Under floor heating.



### Ground floor Bedroom

13'11" x 13'11" (4.26 x 4.26)

Large triple window which floods the room with natural light and overlooks the front elevation. Under floor heating and LED down-lights,

### En-suite

6'2" x 6'10"(max) (1.9 x 2.1(max))

Shower enclosure, Wall hung corner wash basin, W/C, Heated towel rail, Tiled flooring and under floor heating.

### 1st Floor Landing

8'6" x 9'2" (2.6 x 2.8)

Vaulted ceiling, Loft access hatch, LED down-lights.

### Bedroom 2

11'9" x 14'11" (3.6 x 4.56)

LED down-lights, Radiator, Double glazed window to the rear,

### Bedroom 3

8'5" x 14'7" (2.57 x 4.45)

Vaulted ceiling, Loft access hatch, Radiator, Window seat, Double glazed window to the side and front elevation.

### Bathroom

Having a P-shaped bath, Mixer tap shower, Wash basin, Wall hung W/C, Chrome heated towel rail, Double glazed roof window overlooking the rear views.

### Outside

Gates opening into a gravelled driveway, providing ample parking for several vehicles. To the side of the property holds a detached double garage with two barn doors, including power and lighting. The private rear garden has a patio area, paved with natural stone. There is also a lawn area surrounded by timber fencing with a gate leading to further field and far reaching views.

### Directions

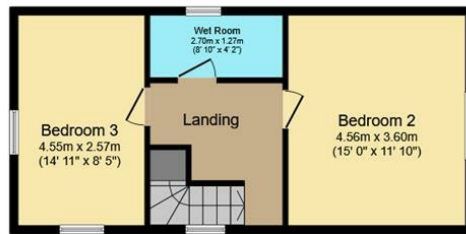
From our Mold office turn right and head towards Tyddyn Street then at the roundabout and take the first exit into Lead Mills then at the next roundabout take the third exit onto Hall View and continue for approximately 4 Miles where the property will be found on the left.





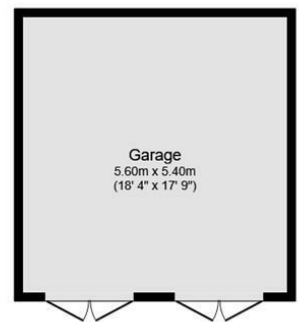
### Ground Floor

Floor area 74.0 m<sup>2</sup> (797 sq.ft.)



### First Floor

Floor area 38.7 m<sup>2</sup> (417 sq.ft.)



### Garage

Floor area 30.1 m<sup>2</sup> (324 sq.ft.)

**TOTAL: 142.8 m<sup>2</sup> (1,537 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01352 372111

[Mold@williamsestates.com](mailto:Mold@williamsestates.com)

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.