

williams estates



**Pentre Mill Chester Road, Mold,
Flintshire, CH7 1UQ**

£535,000

 4  3  3  D

EPC - D56

Council Tax Band - G Tenure - Freehold

SUMMARY

***Viewing Highly Recommended *** Stunning Four Bedroom Converted Mill which has retained many original features. The property is set in a secluded spot just a stones throw from Mold Town Centre with fabulous views over neighbouring farmland. The main living accommodation is over two floors offering large open plan dining room , spacious well appointed kitchen, living room with balcony and a large sun room overlooking the front of the property. There are two staircases to the upper floor where there are four double bedrooms one having en-suite bathroom and family bathroom. To the ground floor is the entrance hallway with shower room and utility. Also to the ground floor there is a fantastic workshop which has the potential for conversion subject to consents being granted.

Ample parking, garage, store, home office and walled gardens.

Tenure - Freehold. Council Tax Band - G EPC - D-56



Accommodation

Canopy porch leading to wooden panelled door with matching glazed side panel and security lighting leading into the entrance hall.

Entrance hall

19'1" x 23'1" (5.82 x 7.06)

A spacious welcoming entrance hall with large window overlooking the front elevation, oak doors leading to shower room and utility room. Internal door leading into the workshop. Tiled floor, radiator and open staircase leading to the first floor.

Shower Room

7'8" x 4'11" (2.34 x 1.52)

Having a corner shower cubicle with electric shower, pedestal wash hand basin and low flush W.C Tiled floor and partially tiled walls, extractor fan, shaving point and radiator.

Utility Room

7'8" x 7'4" (2.34 x 2.24)

Having base units with complimentary oak work surfaces over with enamel sink with mixer tap. Further granite work surface with void and plumbing for a washing machine and space for tumble dryer. Extractor fan, radiator and tiled floor.

First Floor

Sun Room

16'4" x 23'5" (4.98 x 7.16)

A fabulous bright and spacious room with vaulted ceiling and feature stone wall, large window to the front and further window to the gable end. Laminate flooring.

Balcony

Being South facing and stretching out across the front of the property overlooking the beautiful front garden.

Living Room with Dining Area

With feature fire suite with log burner effect gas fire, dual aspect timber sealed unit double glazed windows to the front elevation and further timber sealed unit double glazed window over looking the meadow.

Kitchen / Breakfast Room

16'4" x 15'10" (5.00 x 4.85)

Fitted with a range of cream coloured wall and base units with complimentary granite work surfaces, Franke sink unit with mixer tap over and granite upstands, Rangemaster cooker, integrated dishwasher, large built-in larder cupboard which houses fridge and freezer.





Living Room

Lovely cosy room with french doors in the gable end leading out onto a Juliet balcony with feature exposed stone wall and beamed ceiling and oak flooring. Wall lights and double radiator.

Cloakroom

Having W.C with concealed cistern, feature wash hand basin with mixer tap and marble plinth, radiator, extractor fan and timber flooring.

Inner Hallway

Feature exposed stone wall, low level window, radiator and staircase leading to Bedroom Two.

Second Floor Landing

Having beamed ceiling, double glazed window to the front elevation, wall lights and traditional doors leading off to all rooms.

Bedroom One

21'7" x 16'0" (6.6 x 4.88)

A bright and spacious room having windows overlooking the front and rear of the property one having a window seat. Beamed ceiling and a range of fitted wardrobes to include matching chest of drawers and a radiator.

En-Suite

6'11" x 6'11" (2.11 x 2.13)

Comprising a white suite to include corner shower cubicle with electric shower, pedestal wash hand basin and low flush W.C. Partially tiled walls with matching floor tiling and a radiator.

Bedroom Two

21'7" x 16'6" (6.6 x 5.03)

Large double room having beamed ceiling, window overlooking the rear of the property, Velux window, range of fitted wardrobes with matching chest of drawers, three radiators and a staircase down to first floor.

Bedroom Three

10'7" x 14'9" (3.25 x 4.5)

With exposed beamed ceiling, fitted wardrobe, radiator and Velux roof light.

Bedroom Four / Study

10'7" x 14'6" (3.25 x 4.42)

Currently being used as a study with exposed beamed ceiling and fitted desk, double glazed window overlooking the fields to the rear of the property and a radiator.



Family Bathroom

11'1" x 10'4" (3.4 x 3.15)

Large family bathroom with exposed beamed ceiling, fitted with a white suite comprising of a panelled bath, pedestal wash hand basin, low flush W.C. shower enclosure with electric shower, panelled shelving, tiled flooring, Velux window and a radiator.

Workshop

This large workshop has been divided into of two rooms beneath the property which are interconnected.

Room 1 : Has fitted worktop, power and lighting and door leading to outside.

Room 2 : A larger room with fitted with work benches, storage, doors leading to the front, side and rear gardens, window to the rear and also house the free standing boiler

Outside Gardens

To the front of the property is a fabulous well stocked garden filled with mature shrubs and plants, large pond with water feature and access to the side garden.

Side garden to the gable end of the property is a fabulous walled garden with mature fruit trees and raised flower beds. Part decked area and views over the neighbouring farmland.

Studio / Home Office

Timber framed home office / studio with windows to both elevations and electricity.

Garage

Single garage with outside light located opposite the property.

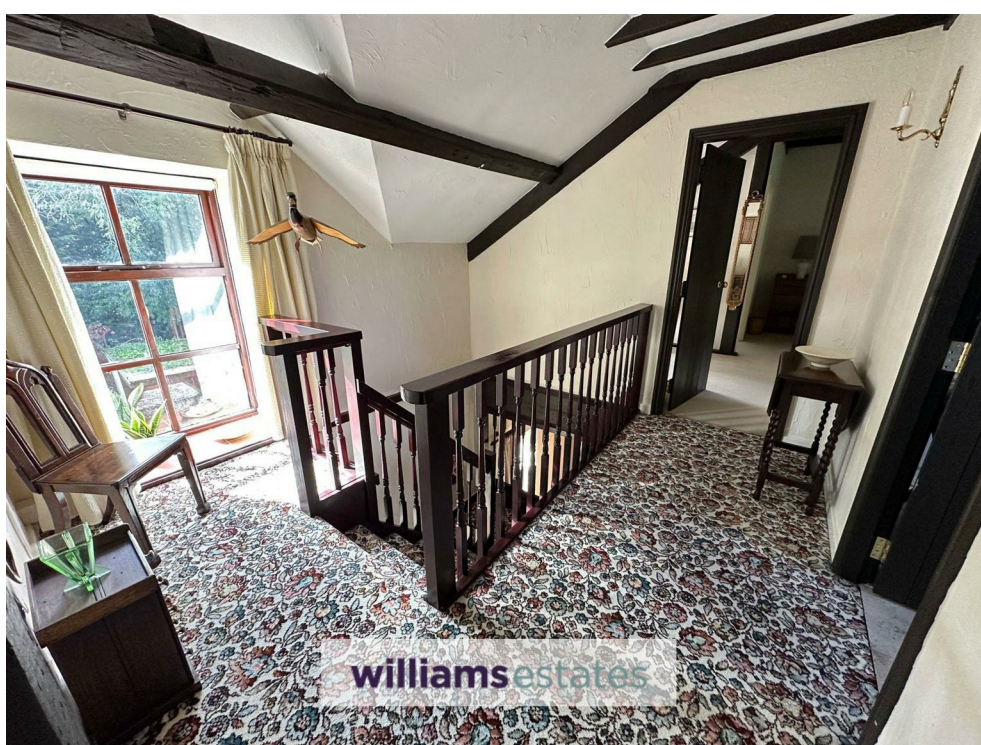
Store Room

Located to the rear of the property.

Directions

From our Mold office turn right and head along Chester Street towards the roundabout and take the third exit onto Chester Road. Proceed for approximately 0.5 miles and turn left at the Queens Head into the private lane where the property will be located on the right.





williams estates



williams estates



williams estates





Ground Floor

Floor area 162.4 sq.m. (1,748 sq.ft.)



First Floor

Floor area 165.0 sq.m. (1,776 sq.ft.)



Second Floor

Floor area 120.2 sq.m. (1,294 sq.ft.)

TOTAL: 447.7 sq.m. (4,819 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

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(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	

Call us on
01352 372111
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.

williamsestates