

# williams estates



**Fron Newydd Ruthin Road,  
Gwernymynydd, Mold, CH7 4AF**

**£795,000**

 5  3  4  D

**EPC - D64**

**Council Tax Band - I    Tenure - Freehold**



# SUMMARY

Williams Estates are proud to present the first time on public market - a very large and individual detached family house of considerable character, which was designed and built under the close supervision of the family selling the property. Located on the end of a very impressive long private driveway, through woodland which is owned by the property. It has extensive well maintained gardens and an adjacent paddock which has additional access. It was built to a high standard and futuristic design in it's day, it is now somewhat dated, but retains it's original character, natural light and innovative layout and design. There are 5 bedrooms with 2 en-suites, 4 large reception rooms, large kitchen, large utility room, large snooker room, main bathroom, integral garage and studio area. It offers scope for a modern 2025 refurbishment to current taste and standards to become a most fabulous desirable family house. Excellent location with the market town of Mold being only a few hundred yards away. Easily accessed by the A55, Chester being only 14 miles away, Liverpool airport 35 miles away and Manchester airport 44 miles away. Total acreage is circa 12 acres. EPC Rating - D-64. Tenure - Freehold. Council Tax Band - I





### Entrance Porch

Having a glazed door with glazed panel adjacent into:

### Reception Hall

28'10" x 6'6" (8.8 x 2.00)

Being a split level hall, with lower section hall being two story high with a double glazed window.

### Cloakroom

Having lighting, wash basin, W.C., fitted furniture and extractor fan.

### Living Area

21'11" x 17'4" (6.7 x 5.3)

Having lighting, vaulted timber clad ceiling, cast iron wood burning stove with brick built hearth and double glazed sliding doors to rear.

### Living Area

19'0" x 11'9" (5.8 x 3.6)

Having lighting, vaulted timber clad ceiling, two double radiators and double glazed window over the rear elevation.

### Main Living Area

29'2" x 20'8" (8.9 x 6.3)

Having lighting, two double radiators, open fire, raised marble hearth, two double glazed windows and double glazed sliding patio doors onto balcony overlooking the side garden.

### Bedroom One

12'5" x 12'1" (3.8 x 3.7)

Having lighting, double radiator and double glazed window.

### En-Suite

9'2" x 8'2" (2.8 x 2.5)

Comprising of corner bath, W.C., wash basin, bidet, fully tiled walls and floor, airing cupboard and an obscure window.

### Dining Room

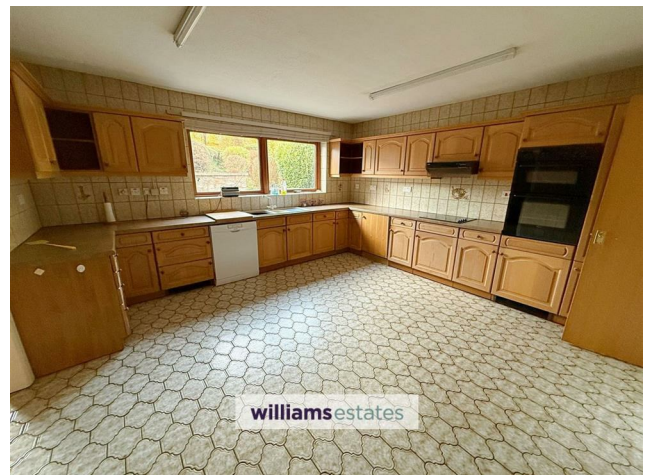
19'6" x 15'1" (5.95 x 4.60)

Having lighting, high vaulted ceiling, double radiator and double glazed window over looking the garden.

### Kitchen

14'9" x 14'5" (4.5 x 4.4)

Comprising of drawer and base units with worktops over, sink with mixer tap. integrated double oven, lighting, power points and double glazed window to the front elevation.







#### Utility Room

13'9" x 12'9" (4.2 x 3.9)

Having lighting, tiled floor, base units, void and plumbing for washing machine, double radiator, double glazed window to front and glazed doors leading to the front.

#### Bedroom Two

14'7" x 14'5" (4.46 x 4.4)

Having lighting, fitted wardrobes with sliding doors, double radiator, and two double glazed windows to the side elevation.

#### En-Suite

10'2" x 7'10" (3.1 x 2.4)

Comprising of bath, wash basin, W.C., bidet, shower enclosure, double radiator and obscure window.

#### Snooker Room

29'2" x 20'4" (8.9 x 6.2)

Having cast iron multi fuel stove in brick built chimney, two double radiators, wall paneling, concealed bar and double glazed window to garden.



#### Bedroom Four

14'5" x 9'10" (4.4 x 3.00)

Having lighting, built in wardrobe, radiator and double glazed window.

#### Bedroom Three

14'5" x 12'7" (4.4 x 3.85)

Having lighting, built in wardrobes and double glazed windows.

#### Bathroom

9'0" x 7'0" (2.75 x 2.14)

Comprising of panelled bath with shower over, W.C., wash basin, bidet, radiator, lighting and obscure window.



#### Integral Garage

20'11" x 20'11" (6.4 x 6.4)

Having double doors up and over and powered, window to rear and door to side.

#### Studio Area

26'2" x 16'4" (8.00 x 5.00)

Having high ceilings, two double radiators, storage cupboard and two double glazed windows to front and rear.

#### Bedroom Five

11'9" x 14'9" (3.6 x 4.5)

Having lighting.

#### Outside

Located on the end of a very impressive long





private driveway, through woodland which is owned by the property. It has extensive well maintained gardens and an adjacent paddock which has additional access. The property also boasts around 12 acres of land.



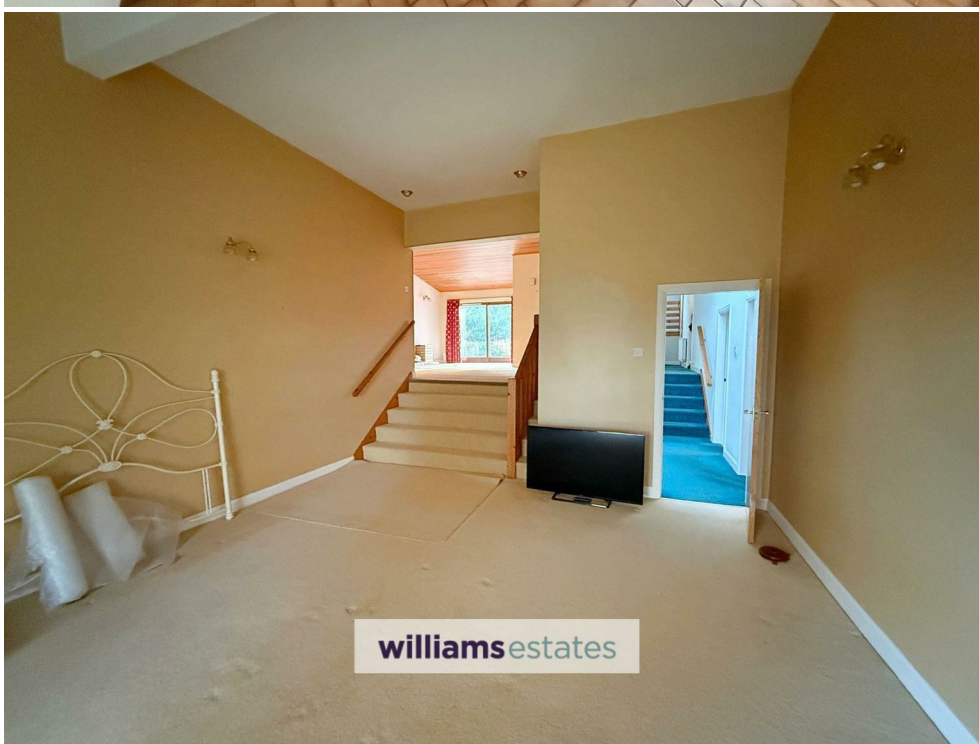








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## Ground Floor

Floor area 302.4 m<sup>2</sup> (3,255 sq.ft.)



## First Floor

Floor area 148.4 m<sup>2</sup> (1,597 sq.ft.)

TOTAL: 450.8 m<sup>2</sup> (4,852 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)

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(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	

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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.

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