



Mill Cottage Ruthin Road, Loggerheads, Mold, Flintshire, CH7 5SB

£465,000

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EPC - C78 Council Tax Band - F Tenure - Freehold

Ruthin Road, Mold

4 Bedrooms - House

This beautiful stone cottage is situated just a stone's throw from Loggerheads country park and boasts four bedrooms, two modern bathrooms, original features throughout, two inglenook fireplaces, well designed kitchen, dining room, two living rooms, off road parking for multiple vehicles and expansive gardens to the rear with views of the countryside. This property boasts many living areas, large secure garden and has close proximity to the market town of Mold. The current owners have done a wonderful job of transforming this traditional cottage into a comfortable, stylish, modern family home. Tenure: Freehold. EPC Rating: 78 C. Council Tax Band: F.



Improvements

The current owners have extensively upgraded the property, including replacing the roof, insulating all external walls, and installing solar panels and an air source heat pump. These improvements have significantly enhanced the property's EPC rating from F to C, making it a warm and energy efficient home.

Accommodation

This beautiful character property is accessed via a cottage style door with double glazed small window, opening into the dining hall.

Dining Hall

10'8" x 8'5" (3.26 x 2.57)

A homely dining room with tiled floor, anthracite column radiator, original white washed ceiling beams, power and lighting with door leading to the living room and hallway.

Living Room

15'7" x 12'0" (4.76 x 3.66)

A cosy yet spacious living room with exposed oak beamed ceiling, wood burning stove on a raised hearth set into stone inglenook fireplace with oak over mantle, two anthracite grey column radiators, two double glazed cottage windows with oak lintels to the front elevation which slide to open.

Inner Hall

Coming off the dining hall, having exposed beams, double radiator, tiled floor, double glazed window to the rear and storage cupboard, with stairs off, anthracite grey column radiator and two steps down to the kitchen.

Kitchen

14'11" x 13'11" (4.57 x 4.25)

An attractive kitchen which is accessed from the living room via an original cottage style door and via the hallway, with paved floor, shaker style kitchen with quartz worktops, drawer and base units, breakfast bar, further base units with wall units above, space for range cooker with extractor above, sink with Kettle mixer tap, plumbing for dishwasher, extractor fan, low voltage downlights and some exposed beams to the ceiling, two double glazed windows overlooking garden a double glazed timber door to the garden.

Utility Room

6'6" x 5'6" (2.00 x 1.70)

A practical room, housing pipework, water system, plumbing for washing machine, space for a condensing dryer and a double glazed window.



Snug/ Office

11'10" x 10'9" (3.61 x 3.30)

A cosy, multi functional room with stone built fireplace, slate hearth with burning stove, two double glazed windows to the front elevation, stone flooring, radiator and a double glazed door leading to the side of the garden

First Floor Landing

With stairs leading up from the rear hallway, double glazed window to the side elevation, double glazed velux window and a new positive air supply for ventilation.

Bedroom One

15'0" x 11'11" (4.58 x 3.65)

A generous sized double bedroom with built in wardrobes, double radiator, exposed oak flooring, lighting, power, double glazed sliding windows and original door.

Bedroom Two

13'11" x 8'9" (4.26 x 2.68)

A good sized double bedroom with, double radiator, panelling, built in wardrobe, power, lighting and a double glazed cottage window to the front elevation.

Bedroom Three

10'8" x 9'10" (3.27 x 3.00)

A charming bedroom with, double radiator, double glazed cottage window to the front elevation, built in wardrobe space, lighting and power.

Bedroom Four

8'9" x 8'2" (2.69 x 2.50)

A cosy bedroom/dressing room with exposed floorboards, double radiator, double glazed window to the rear elevation, double glazed velux roof window and boasting an en suite bathroom.

En Suite

A modern bathroom with, shower enclosure with tiled surround, wash basin, W.C, illuminated mirror and lighting.

Bathroom

8'10" x 8'6" (2.70 x 2.60)

A modern designed bathroom with p shaped bath with mixer tap and shower over, extractor fan, pedestal wash basin, W.C, panelling to half level, heated towel rail, white washed beams to the ceiling and two double glazed windows to the rear elevation.

Outside

To the front of this property there is off road parking for several vehicles, laid with stone chippings and a sectional small garage/garden storage.

The rear of the property offers a spacious garden with patio area and stone chippings, pergola, garden store, gravelled steps leading to flat lawned area and variety of plants and shrubs, the garden extends further with a wild planted area with flowers and trees, the trees and woodland area behind the garden also belong to the property.

Description

This traditional cottage is situated near to loggerheads country park, providing picturesque scenery, countryside walks, cafe, pub and children's activities. The property is also just a short drive to the thriving market town of Mold. Mold boasts everything from shops and cafes to historical sites and a sports centre, along with multiple primary and secondary schools. There are also easy links to public transport and the A55 from both Loggerheads and Mold.

Directions

Head south-west on Chester St/A5119 towards High St/B5444

At Gwernymynydd Roundabout, take the 2nd exit onto A494

Drive past Loggerheads country park and Loggerheads garage and your destination will be on the right.





TOTAL: 142.4 m² (1,533 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
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.

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