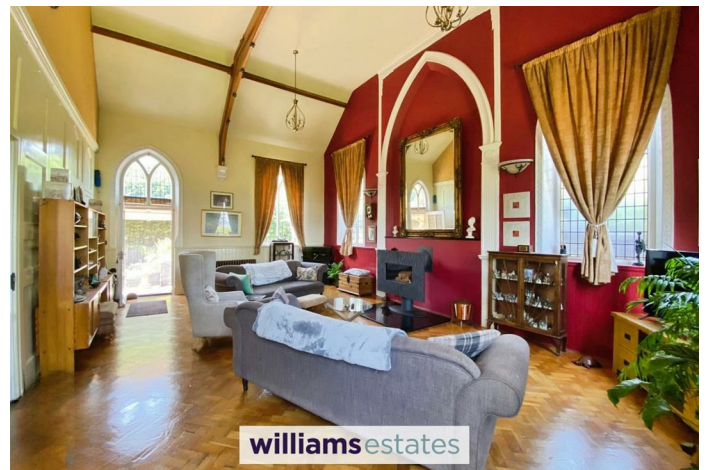


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**Bethania Chapel Top Hill, Bagillt,
Flintshire, CH6 6HU**

£375,000

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EPC - C70

Council Tax Band - F Tenure - Freehold

SUMMARY

A spectacular converted chapel with original features boasting, two large bedrooms, shower room, large utility room, dining room, kitchen with inbuilt appliances and an impressive living room with original beams, chapel windows, radiators and parquet flooring throughout. This property has the added benefit of an attached annexe that is currently ran as a successful holiday let and has a large open plan living room, kitchen/dining room with inbuilt appliances, sauna room (could be used as another bedroom), downstairs shower room, first floor bedroom and en-suite.

To the front and rear of both the main house and the annexe are separate and private gardens, to the back they both have patio areas perfect for alfresco dining and to the front are separate fenced off lawned areas with mature trees and shrubs and having a wonderful outlook over the dee estuary and beyond. The property benefits from the security of electric gates and has a large driveway with ample off road parking.

Tenure : Freehold, EPC: C70, Council Tax Band : F



Accommodation

The property is accessed via the original wooden chapel door, leading into a porch.

Porch

Having original quarry tiled flooring, space for storage, boiler and electric consumer unit and battery on the solar panels and a door leading into the entrance hallway.

Entrance Hallway

A wide an open hallway with original parquet flooring, stairs leading up to the first floor, doors leading to the annexe (currently closed off but can be opened up).

Utility Room/W.C

12'5" x 8'2" (3.8 x 2.5)

A large and useful room with original parquet floor, original chapel window to the rear elevation, worktops with voids under and plumbing for washing machine, belfast sink with extendable mixer tap over, low flush W.C, radiator, partially tiled walls, large mounted wall mirror and in built cupboards.

Dining Room

13'9" x 12'1" (4.2 x 3.7)

Having original parquet flooring, chapel window to the front elevation, radiator, power points and lighting.

Kitchen

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

Being partially open plan with the dining room and having, wooden flooring, double glazed window to the rear elevation, full height corner pantry cupboard, wall, drawer and base units with worktops over, inbuilt fridge freezer, dishwasher and belling oven, partially tiled splashback, two extendable corner cupboards, electric hob with hotpoint extractor hood over and 1 1/2 drainer sink with extendable mixer tap over.

Living Room

27'2" x 17'8" (8.3 x 5.4)

The living room is the original chapel room that housed the altar, having high ceilings and original features including original chapel windows, parquet flooring, radiators and feature altar arches. The living room walls are paneled to part height and there is a feature log burner fireplace on a large stone hearth at the heart of the room and doors leading out to the rear patio section of the garden.

Library/Office/Landing Area

13'9" x 5'2" (4.2 x 1.6)

A useful landing area currently in use as a library/office with space for a desk and shelving and having power points and lighting.





Bathroom

12'9" x 7'10" (3.9 x 2.4)

A good sized family bathroom with wooden flooring, heated chrome towel rail, shower enclosure with wall mounted waterfall shower, storage cupboard, built in vanity unit comprising of worktops, base units, low flush W.C, hand wash basin with mixer taps over, loft access hatch, part of original chapel window and a double glazed velux window to the rear elevation.

Bedroom One

14'1" x 12'1" (4.3 x 3.7)

A generous sized bedroom having high ceilings with original curved beams, part of original chapel window with double glazed velux window above, radiator, power points and lighting.

Bedroom Two

12'9" x 12'5" (3.9 x 3.8)

A generous sized bedroom with high ceilings and original beams, part of original chapel window with double glazed velux window over, radiator, power points and lighting.



Annexe Porch

Having quarry tiled flooring and original wooden doors leading into the sauna room and living room.

Annexe Sauna Room

10'9" x 9'2" (3.3 x 2.8)

A multi functional room having, tiled flooring, wooden sauna with glass doors, uPVC double glazed window and patio door to the side elevation, power points, lighting and door to the shower room.



Annexe Shower Room

5'10" x 3'11" (1.8 x 1.2)

A wet room, being fully tiled with low flush W.C, hand wash basin with taps over, uPVC double glazed window to the side elevation, wall mounted power shower and downlights.

Annexe Living Room

15'8" x 12'5" (4.8 x 3.8)

A spacious living room being open plan with the kitchen/dining room and having, original parquet flooring, decorative chapel window, original radiator, half height paneling, doors to the main house (covered by painting but can be opened, original fireplace with electric fire, metal spiral staircase leading up to the first floor.

Annexe Kitchen/Dining Room

12'5" x 10'2" (3.8 x 3.1)

A good sized kitchen/Dining room having, tiled flooring, a door leading to the side patio area, original chapel windows to the rear elevation, wall, drawer and base units with worktops over, display units, 1 1/2 drainer sink with mixer taps over, tiled splashback, hotpoint oven with electric hob and extractor hood over, radiator, void for a fridge freezer, power points and lighting.



Annexe Bedroom

21'7" x 12'1" (6.6 x 3.7)

A very generous sized bedroom with impressive original features including high ceilings with original beams and chapel windows, wooden flooring, spiral staircase leading up from the living room, two velux double glazed windows, power points, lighting and a door leading to the en-suite.

Annexe En-Suite

12'1" x 5'2" (3.7 x 1.6)

Having laminate flooring, P-shaped bath with wall mounted rainfall shower over, heated towel rail, velux double glazed window and part of original chapel window to the rear, hand wash basin with mixer taps over and low flush W.C.

Outside

The property offers separate gardens to both the front and rear of the property for both the main house and the annexe to maintain privacy.

The main house offers a large patio area to the rear, perfect for alfresco dining and having a large fish pond and chicken coop to the side elevation. To the side of the main property is a useful storage area perfect for gardening and storage of supplies. To the front of the main property is a beautiful lawned area bound by mature hedges and a timber fence, offering breathtaking views towards the sea below.

To the rear of the annexe is a seating area for outdoor dining and to the front of the annexe is a private fenced and lawned area with a picnic bench and fruit trees.

The property has electric gates and a large driveway with ample parking for multiple vehicles.

Description

Bethania Chapel is located in Bagillt and boasts beautiful estuary views, being a short drive away from Holywell and Flint Towns and beaches such as Talacres and Prestatyn, this property has been very popular with guests visiting the annexe.

The property provides great access to the A55 and the coast road and is close to local shops and amenities.

Annexe/Business Opportunity

The Annexe is currently a working business and is rented out as a holiday home and proves very popular especially during the summer months. The flat has one upstairs bedroom but has the possibility that the sauna room could also become another bedroom.

The annexe could also be opened up with the main house as the connecting doors are only covered by curtains and paintings and can be opened.

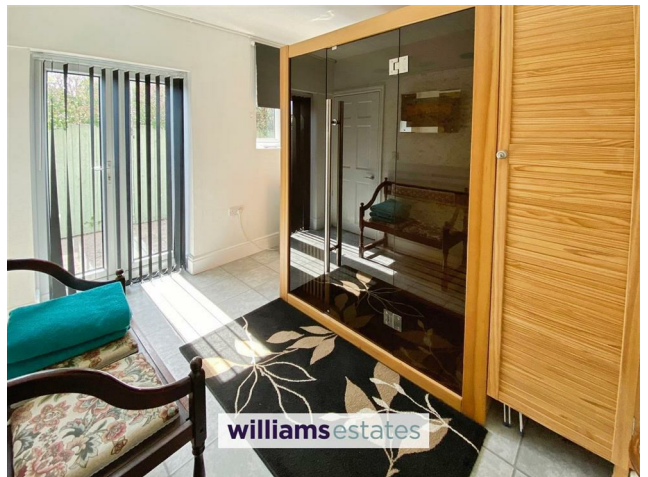
Directions

From our Mold office, drive from A5119, N Wales

Expy/A55 and Bryn Tirion to Bagillt

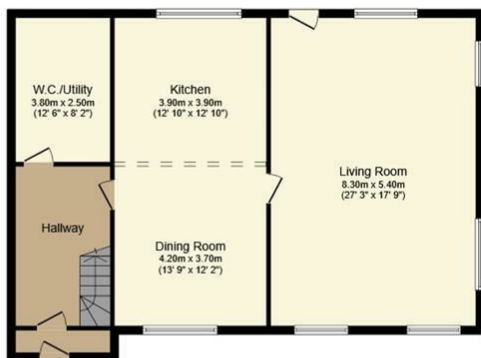
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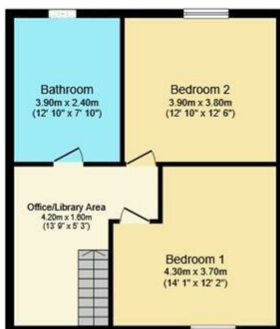








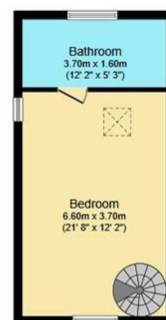
Ground Floor
Floor area 99.8 sq.m. (1,074 sq.ft.)



First Floor
Floor area 55.9 sq.m. (602 sq.ft.)



Annex Ground Floor
Floor area 45.5 sq.m. (490 sq.ft.)



Annex First Floor
Floor area 29.6 sq.m. (319 sq.ft.)

Total floor area: 230.8 sq.m. (2,485 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		96
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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