

**Bryn Mair Gorsedd, Holywell, Flintshire,  
CH8 8QY**

**£495,000**

 4  2  2  E

**EPC - E40    Council Tax Band - G    Tenure - Freehold**



# , Holywell

## 4 Bedrooms - House - Detached

A LARGE FOUR BEDROOM DETACHED HOUSE OF INDIVIDUAL DESIGN, standing in extensive gardens of approximately 0.75 acre, in an enviable village location with views across the Dee Estuary, Wirral Peninsular and beyond. Enjoying a private setting with gravelled drive and large mature gardens with potential for possible redevelopment of the site, subject to usual planning consent being obtained. The property is designed to an elegant and spacious plan and whilst benefiting from replacement UPVC double glazed windows, oil fired central heating and a modern fitted kitchen; it affords scope for further refurbishment and repair to individual requirements. In brief comprising enclosed front entrance porch, elegant reception hall, spacious through lounge with fireplace and adjoining dining room, study, ground floor shower room, kitchen with pantry, large utility room and rear porch with WC. First first landing, spacious principal bedroom with access onto a balcony taking advantage of the setting and views, three further bedrooms, all with built in wardrobes, and bathroom. Wide forecourt for several cars, detached double garage, useful integrated stores and boiler room.

Location - Bryn Mair occupies an attractive position set back off the village road close to the centre of this noted community. The village is centred around St Paul's church and the and newly reopen Druids Inn & Restaurant. and is approximately 2.5 miles from Holywell which provides a range of amenities serving daily needs, schools for all ages and leisure facilities. The A55 Expressway is also easily accessible enabling swift access along the North Wales coast, to Chester (24 miles) and the motorway network beyond. Both Liverpool and Manchester International airports are within an hours drive.

Tenure: Freehold.



### Reception Hall

The reception hall welcomes you with parquet flooring and a staircase with white balustrades and wood handrails. It offers access to the study, shower room, dining room, and living room, and creates a spacious, light-filled entrance to the home.

### Living Room

27'3" x 14'9" (8.31m x 4.50m)

A large living room featuring a bay window that floods the space with natural light. The room is generously sized with a traditional fireplace and surround, offering a warm and inviting space for family gatherings or entertaining.

### Dining Room

12'4" x 11'8" (3.78m x 3.58m)

The dining room is a cosy, well-lit space with access to the reception hall. It features a window above providing views to the outside and space for a dining table, making it a practical and comfortable area.

### Kitchen

13'8" x 12'7" (4.19m x 3.84m)

This kitchen benefits from modern white cabinetry with sleek black countertops, creating a contemporary look. It has a large window over the sink area for natural light and a tiled floor, with plenty of space for cooking and storage. The kitchen leads into the utility room and pantry.

### Utility Room

14'9" x 10'2" (4.52m x 3.10m)

A functional utility room featuring a tiled floor and green cabinetry. Two windows provide natural light to the space, which is practical for laundry or additional storage needs. It connects to the kitchen and has access to the outside patio area.

### Pantry

A practical pantry with built-in shelving ideal for storing food and kitchen essentials. It is neatly tucked away close to the kitchen for easy access.

### Study

11'10" x 7'8" (3.63m x 2.36m)

A study with a wooden floor offering a quiet space for work or reading. The room has a window that brings in natural light and matching French doors connecting to the patio outside.

### Shower Room

7'10" x 6'0" (2.41m x 1.83m)

A well-appointed shower room next to the reception hall, featuring a walk-in shower, sink, and toilet. It has tiled walls and flooring.

### Double Garage

18'0" x 15'5" (5.49m x 4.72m)

A spacious double garage measuring 5.49 by 4.72 metres, offering secure parking for two vehicles and additional storage space. It has external access and a covered area adjacent to it.

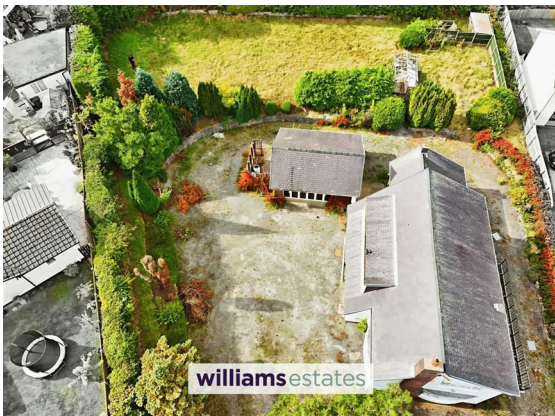
### Landing

The landing on the first floor features carpeted flooring and a white balustrade overlooking the stairs. It provides access to four bedrooms and the main bathroom, creating a central space connecting the upper floor.

### Bedroom 1

20'4" x 13'6" (6.20m x 4.14m)

The master bedroom is a large, bright space with a bay window and mirrored wardrobes. It features a patterned carpet and enough room for a double bed and additional furniture.



### Bedroom 2

13'1" x 9'6" (3.99m x 2.92m)

Bedroom 2 is a good-sized room with carpet flooring and a window enjoying natural light. It includes built-in storage and sufficient space for furniture.

### Bedroom 3

11'8" x 9'6" (3.58m x 2.92m)

Bedroom 3 offers a cosy space with carpeted floors and a window for natural light. It is suitable for a single or double bed and storage furniture.

### Bedroom 4

12'5" x 7'10" (3.81m x 2.39m)

Bedroom 4 is a smaller room with carpet flooring and a window, ideal for use as a child's room, guest room, or home office.

### Bathroom

8'9" x 8'5" (2.69m x 2.57m)

The main bathroom features a vintage pink suite comprising a bath, toilet, and wash basin. The room is tiled around the bath with a window providing natural light.

### Outside Toilet

A small cloakroom near the utility area and reception hall containing a toilet and a wash basin.

### Patio

A practical outdoor patio area situated between the house and garage, perfect for outdoor seating or gardening pots, with easy access from the utility room and study.

### Side and Rear Gardens

To the west of the property is a generous, enclosed garden featuring mature conifer screens and well-established hedging that provide excellent privacy. An aluminium-framed greenhouse and a timber garden store are situated in the lower left-hand corner, while gravelled areas continue along the side and rear of the house.

### Outside

The property is accessed via a sweeping gravelled driveway bordered by stone walling and mature conifer hedging. The drive leads to a spacious gravelled forecourt at the front of the house, providing ample parking and turning space for several vehicles, as well as access to the garage. A raised garden lies to the left-hand side of the driveway, featuring mature trees that face toward the village.

### Integral Store Room & Boiler Room

18'4" x 16'0" (5.61 x 4.90m)

Boiler room housing a Worcester oil fired central heating boiler and electricity meter.

### Agent's Notes

Council Tax - Flintshire County Council - Tax Band G

Tenure - Understood to be Freehold

Agents Notes - A 10% Overage Clause will be incorporated into the sales contract for any increase in value attributable to the grant of planning permission for either redevelopment of the site or a new additional dwelling(s) within the curtilage of the property within 10 years of completion of the sale.

TREE PRESERVATION ORDERS. The two mature sycamores located adjacent to the entrance of the property are subject to Tree Preservation Orders Ref: No: 187(2008) T1 and T2.

### Directions

From Mold, proceed towards Northop and join the A55 Expressway westbound (signposted for Conwy). Continue for approximately 9.5 miles, then take the exit signposted Caerwys. At the first roundabout, bear right to cross over the A55, and at the next roundabout, take the second exit towards Holywell.

Follow the road uphill and pass through the hamlet of Lloc, identifiable by the garage on the left-hand side. After leaving Lloc, take the third right turn, signposted Gorsedd. At the next junction, turn right towards the village, where the entrance to Bryn Mair will be found on the right-hand side, immediately after the newly built houses.

### Additional Land

Additional Land - An additional parcel of land forming part of the sale is located to the right hand side of the property, parallel to the driveway.







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>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	40	
(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	



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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