



## Nyth y Wennol Llanarmon yn Ial, Mold, CH7 4QX

**£1,200,000**

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**EPC - C73    Council Tax Band - G    Tenure - Freehold**



# , Mold

## 5 Bedrooms - Character Property - Detached

Set in the picturesque village of Llanarmon-yn-Ial, this exceptional five-bedroom detached residence offers a rare blend of luxury, space, and rural tranquillity. Built to an outstanding specification by one of the region's most respected craftsmen, the home has been carefully designed to embrace its sweeping countryside views while delivering the finest in modern living.

The property enjoys an impressive array of features, including a gym room, sauna, and approximately 17 acres of land,—ideal for those seeking additional space for equestrian use or further development. Beautiful stone outbuildings and an established paddock enhance the property's versatility and charm.

Inside, the home is filled with natural light and rich light-oak detailing, showcasing exceptional build quality throughout. State-of-the-art comforts include a cutting-edge ground-source underfloor heating system, ensuring year-round efficiency and warmth.

Occupying a peaceful rural setting, this remarkable home offers both seclusion and sophistication—an opportunity that must be viewed to be truly appreciated.



### Accommodation

Covered open porch area leads to an oak front door with double glazed glass panels which opens into:

### Reception Vestibule

3.05 x 1.88

Having exposed oak wall panel and exposed roof truss. Oak door with glazed panels to each side opens into:

### Entrance Hall

With further hall length measuring 31ft and having oak wall beams, tiled floor and oak turned staircase off.

### Living Room

Having exposed beams, oak wall panelling, power points, tv point, telephone point, double glazed window to the rear and two double glazed windows to the front.

### Dining Room

Having power points, tv aerial, telephone point, oak flooring and double glazed window to the front.

### Kitchen

Open plan kitchen and living area having exposed timber beam, downlights, three double glazed windows to the side with granite sills, tiled floor to kitchen area, plumbing for sink etc.

The spacious living area has feature double glazed oak window and looks out over the front garden to the hillside beyond. Double doors with glazed panels to each side open out to the front.

### Utility Room

Having tiled floor, double glazed window to the side with polished granite sill and door to the side with double glazed panels.

### Boiler Room

3.35 x 1.85

Housing a state of the art heating system and controls for the under floor heating, electric trip switches, tiled floor and double glazed window.

### Wet Room

Having W.C with fitted furniture, pedestal wash hand basin and walk in shower with glass shower screen and wall tiling.

### Further Accommodation

There is potential for an additional two bedroom and/or kitchen/bathroom. Oil central heating.

### Hall / Gym Room

Has door leading to the courtyard, radiator and tiled floor. The first room is used as a gym room.

### Stairs From The Reception Hall lead to:

### Kitchen and Utility

Wide range of units and worktops large central island with breakfast bar with soft closed door. There is a void for a range style cooker. There is a Belfast sink and a swan neck mixer tap. There is an integrated dishwasher, double glazed windows and a large seated area with views.



### Landing

Having three double glazed velux roof windows, double radiator, power points, exposed oak wall panelling, wall lights, and oak double doors which open into an oak lined laundry shoot which drops down into utility room beneath. Also having an additional linen cupboard with shelving and radiator.

### Small Landing Area

Having radiator and leading through to master bedroom.

### Master Bedroom

8.26 max x 3.45 max

Having feature oak window designed to benefit the fabulous views, three additional velux roof windows, double radiator, power points, tv aerial point, trussing, walk in wardrobe with clothes hanging rails, radiator and double glazed velux.

### En Suite

Having circular sink on a polished granite top, WC, bath, feature tiling and double glazed velux roof window.

### Bedroom Two

Having double radiator, power points, desk area, TV point and double glazed window to the side and double glazed velux roof window to the rear.

### Bedroom Three

Having double radiator, power points, double glazed window to the side, two double glazed velux roof windows and oak wall detailing. Oak door leads to;

### En Suite Shower Room

With shower enclosure, wash basin and WC in fitted furniture, floor to ceiling tiling, tiled floor and double glazed velux roof window.

### Bedroom Four

Having double radiator, power points, oak desk area, double glazed velux roof window and oak wall detailing.

### Study/Bedroom Five

12'7" x 10'11" (3.84m x 3.35m)

Having oak beams, oak wall panelling, oak flooring and double glazed window to the rear.

### Family Bathroom

Having a bath, wash basin, WC on polished granite top with fitted shelving and cupboards, shower enclosure with sliding shower screen, halogen downlights, floor to ceiling wall tiling, tiled floor and double glazed velux roof window.

### Stone Built Barn

There is a substantial stone built barn having five doors to the front and four front facing windows above.

### Land and Live Stock Barn

Having three grazing fields of grass totalling approx 17 acres, comprising of one paddock to the front of the property, a middle field with access to the barn and space for cattle handling, and a larger 10 acre field to the rear. Fields are fenced with stock fencing and electric. All fields were re fenced in 2016. Mains water supplied to the fields in concrete troughs. Currently being used to house livestock, which in 2016 was clad with timber. There is a large yard to the front and side of the barn where agricultural machinery and silage bales are currently stored. Mains water supplies a concrete trough in the barn. Electricity is currently supplied from the house, the current vendors have had quotes for solar panels on the barn and a separate feed to the barn.

### Outside

A private driveway sweeps up to the front area where there is a large lawn and stone chipped driveway. There is a banked area to one side with wild garden area above and opposite is a stone wall with a well planted wild garden area which has trees and flowering shrubs. The property also offers a paddock area which offers views of the fabulous fields beyond.

### Access Note

The property is accessed from a private driveway, through electric gates, with approx 2 acres of woodland which provides security and separation from the road. The property cannot be seen from the road







## Ground Floor

Floor area 204.7 sq.m. (2,204 sq.ft.)

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>	73	80
(55-68) <b>D</b>		
(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	



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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