

Westwood Halkyn, Halkyn, Flintshire, CH8 8BY

£500,000

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EPC - D66

Council Tax Band - F

Tenure - Freehold

, Halkyn

4 Bedrooms - House - Detached

New to the market is this Charming stone cottage set in the sought after village location of Halkyn. The cottage has been fully renovated to a very high standard to include an eco friendly air source heat pump and air purifier, triple glazed oak windows, underfloor heating and a bespoke kitchen with AAA efficient AEG integrated appliances. The property briefly comprises of an open plan kitchen / dining area, utility room, sitting room and shower room to the first floor and four bedrooms and two en-suite bathrooms to the first floor and is set in around 1.2 acres.

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Location

Set in an idyllic location with far reaching views over fields to hills beyond occupying a good size plot of 1.2 acres. Situated in the village of Halkyn surrounded by picturesque countryside between the market towns of Mold and Holywell with shops, supermarkets and transport links including the coast road and the A55 North Wales Expressway.

Located within easy access onto Halkyn Mountain, the area noted for its scenic beauty with outstanding views over the Dee Estuary and Clwydian Hills AONB. with numerous footpaths and bridleways, the area is a popular spot for keen walkers and horse riding.

Halkyn and Pentre Halkyn offer everyday shopping amenities and Holywell is within easy reach too. There are two local public houses, a popular primary school, village halls, two churches (one with a small shop), and a general stores in Pentre Halkyn.

The A55 Expressway offers easy commuting throughout the area and beyond to Manchester, Liverpool and the North Wales coast and hospitals.

Description

Charming stone cottage set in 1.2 acres which has been renovated to a high standard while maintaining many original features, comprising of open plan kitchen / dining area, living room, sitting room, utility and shower room to the ground floor. The upper floor offers four bedrooms and two en-suites.

Accommodation

Entered this charming property via a custom made wide timber cottage door leading into :

Open Plan Kitchen / Dining Room

23'4" x 14'7" (7.11 x 4.45)

The kitchen is the heart of this home; with dark grey high gloss wall, drawer and base units with complimentary quartz work surfaces over, integrated AEG double oven, integrated AEG microwave, integrated fridge and freezer, integrated dishwasher and one and a half bowl sink.

The kidney shaped kitchen island incorporates a breakfast bar with additional storage, wine cooler, five ring AEG induction hob with stainless steel extractor hood over. Low volt led downlights, two double glazed windows overlooking the front of the property and a double glazed window and Bi-fold doors leading to the rear garden.

Tiled flooring and underfloor heating throughout the ground floor.

Glazed oak concertina door into :

Living Room

17'5" x 15'6" (5.31 x 4.72)

With a high vaulted ceiling, modern wood burning stove sitting on a granite set hearth, timber effect flooring, double glazed window overlooking the rear and a feature arched double glazed window overlooking the front the garden and the far reaching views of the Dee Estuary, the Wirral and beyond.

Sitting Room

18'4" x 15'0" (5.59 x 4.57)

Double glazed windows to the front elevation. low voltage down lighting, Wall mounted TV wiring. Tiled flooring.

Utility Room

Having high gloss units and quartz work surfaces mirroring the kitchen, plumbing for washing machine, space for tumble dryer, two double glazed windows overlooking the front of the property, sink, tall standing storage cupboard, tiled flooring and stairs with oak balustrade, and galleried landing leading off:



Shower Room

Tiled flooring, built in storage cupboard housing the heating and underfloor heating controls. Shower cubicle with rainfall shower head, shower hose and wall attachments. Low level wc, wall mounted wash basin with vanity unit. Fully tiled and double glazed frosted window to the front elevation.

First Floor Landing

Stairs leading to the landing area with double glazed window and radiator, door leading off to all rooms;

Bedroom One

14'11" x 9'4" (4.55 x 2.84)

A bright room offering plenty of natural light have a double glazed window to the side elevation, additional double glazed roof window and a double glazed window to the gable end of the property. Built in wardrobes and radiator.

Door leading into;

En-suite Wet Room

Low level WC, washbasin, wall mounted shower and attachments. Radiator.

Bedroom Two

11'2" x 11'4" x 4'2" (3.40 x 3.45 x 1.27)

Two double glazed roof windows, and radiator. Door leading into:

Ensuite / Wet Room

Low level wc and wash basin incorporated. An overhead rainfall shower and wall attachments & hose. Radiator.

Bedroom Three

8'4" x 7'10" (2.54 x 2.39)

Double glazed roof window and radiator.

Bedroom Four

7'10" x 7'2" (2.39 x 2.18)

Double glazed roof window and radiator.

Outside

The property is reached along a private lane which serves this dwelling and a neighbouring property. Through the wooden 5 bar gate, the lane leads onto a large hardstand area which offers ample private parking spaces for several vehicles. And was formerly used as a 'Certified Location' site for The Caravan Club.

A stone and brick built detached garage with pedestrian side door access. Static caravan and tree house, will remain on site.

The rear of the property offers an area designed for a patio to be built and the grounds extend to around 1.2 acres *

A selection of mature trees offer a secluded area with outstanding views across the Dee Estuary and beyond.

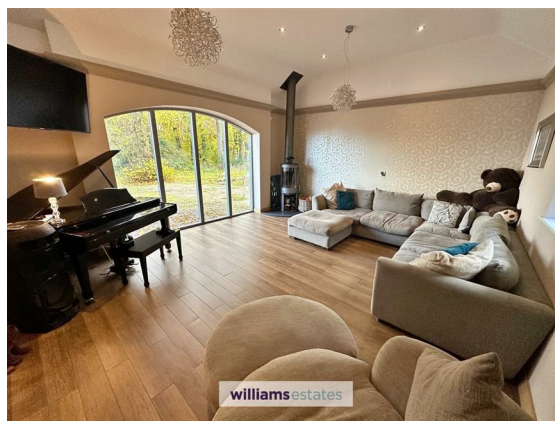
Agent Note

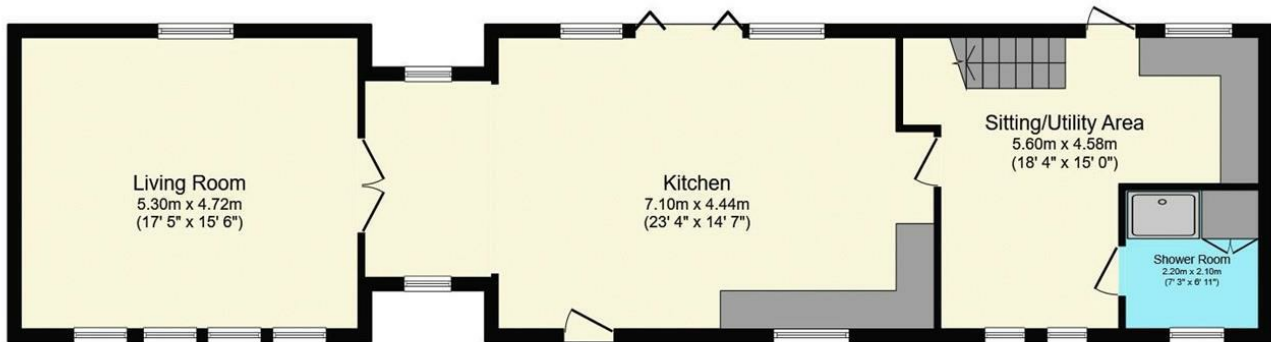
* 1.2 acreage not to scale and will require fully verifying to the exact measurements.

Directions

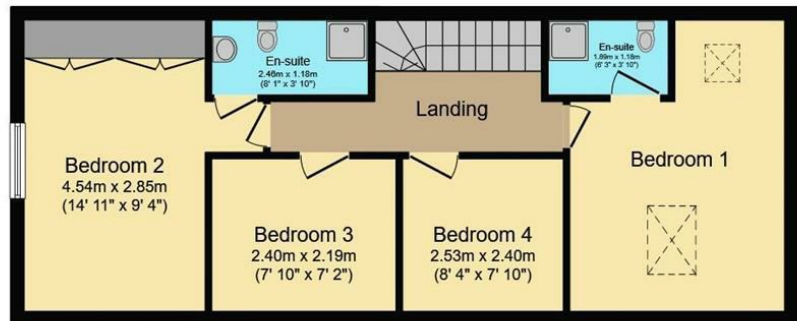
From the Agent's Mold Office proceed along the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit towards New Brighton and on passing County Hall turn left at the traffic lights signposted Northop and Sychdyn. Continue through Northop traffic lights and on reaching the A55 take the first exit and join it in the direction of Holywell. Continue for approximately two miles and take the exit for Halkyn. Follow the road up the hill and on reaching the Britannia Inn, which is on the right hand side, fork left whereupon the property will be found at the end of the lane as indicated by the Agents For Sale board.

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Ground Floor



First Floor

Total floor area 140.6 m² (1,514 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
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.