



**Anwylfa, Bryn Y Berthen Lixwm,  
Flintshire, CH8 8LT**

**£649,995**

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**EPC - E45**

**Council Tax Band - F Tenure - Freehold**

# SUMMARY

This beautifully presented one bedroom home with a stylish one-bedroom annexe, offering modern living in a peaceful rural setting. Modernised to a high specification throughout.

Beyond the gardens lies a 1-acre paddock with an option to purchase with the property all together for £665,000.

Tucked away behind private gates, the home is approached via a long, sweeping driveway that opens onto an immaculate courtyard with ample parking. Both the main residence and annexe boast a sleek, modern exterior and spacious, light-filled interiors—ideal for those seeking comfort, privacy, or multi-generational living.

Outside, the landscaped gardens are a true highlight—thoughtfully designed with entertaining and relaxation in mind. There are several seating areas to enjoy.

Perfect for equestrian use, hobby farming, or simply enjoying additional outdoor space, all while taking in the fantastic countryside views that surround the property.

This unique home offers a rare blend of modern style and rural tranquillity—ideal as a permanent residence, weekend escape, or investment opportunity. Viewing is highly recommended.



## Accommodation

Comprising of a aluminium glazed front door with integrated blinds, opening into:

### Open Plan Kitchen / Living / Dining Area

39'8" x 13'11" (12.101 x 4.243)

The kitchen area is beautifully appointed with four aluminium double-glazed windows with integrated blinds—two to the front and two to the side—alongside a aluminium double-glazed bi-folding door to the front, also featuring integrated blinds. Additional natural light is provided by three double-glazed Velux roof windows, with electric blinds. The space is fully tiled and benefits from underfloor heating throughout and an intercom screen for visitors.

Granite window sills complement the matching granite kitchen countertops, adding a seamless, high-end finish. The kitchen itself is thoughtfully designed with a Franke stainless steel sink featuring a mixer tap and pull-out shower head, space for a large oven with an extractor hood above, and a range of high-quality integrated appliances including a fridge, dishwasher, and wine cooler. Deep pan drawers, a larder unit, ample wall sockets, and stylish tiled splashbacks complete this sleek, functional space.

### Dining Area

21'7" x 8'5" (6.583 x 2.575)

### Living Area

Featuring a 70" television (included in the sale), a stylish fitted electric fire, ample power sockets, and a door leading through to:

### Inner Hall

8'2" x 6'1" (2.501 x 1.855)

Boasting tiled flooring with underfloor heating, a recessed storage unit, ample power sockets, and doors leading to the W.C. and main bedroom.

### W.C.

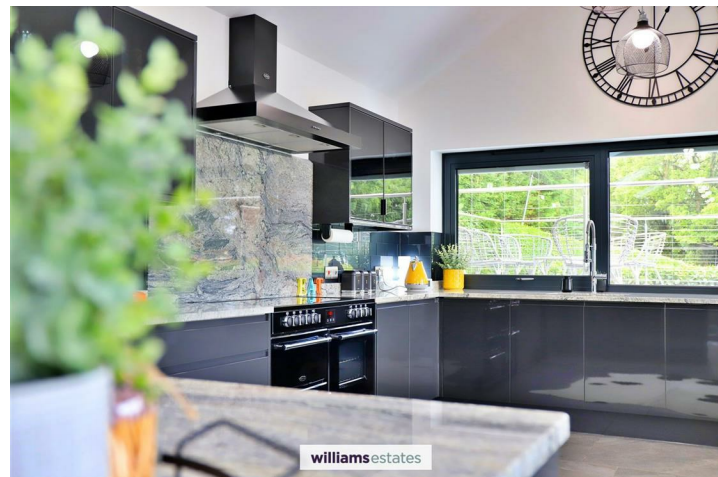
5'5" x 3'11" (1.676 x 1.202)

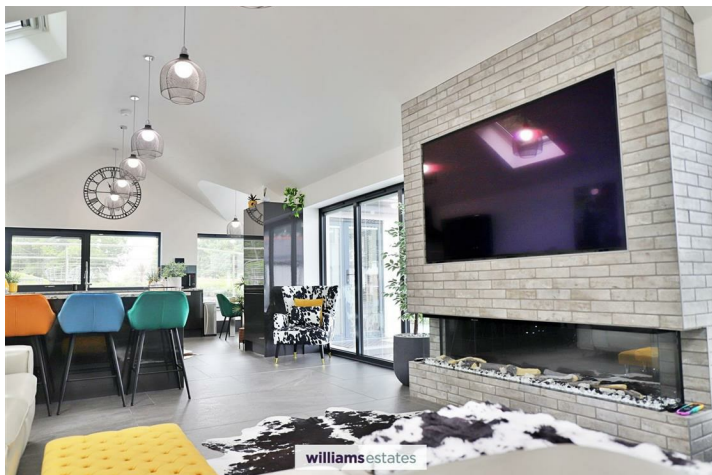
Fitted with a low-flush W.C., a vanity wash basin, half-tiled walls, and a granite window sill, with a aluminium obscure-glazed window to the rear elevation.

### Bedroom One

16'2" x 15'6" (4.933 x 4.741)

Finished with tiled flooring and underfloor heating, this bright and airy room features two Velux roof windows with electric blinds and a aluminium double-glazed window to the front elevation with integrated blinds. Fitted mirrored wardrobes offer ample storage, cleverly concealing a hidden door leading to the annexe, with a separate door providing access to the en-suite.





## En-Suite

9'7" x 3'8" (2.925 x 1.137)

Stylishly appointed with a low-flush W.C., vanity wash basin, and floor-to-ceiling tiling throughout. The walk-in shower enclosure features a rainfall shower head with a handheld attachment. Additional features include a Velux roof window for natural light and an extractor fan for ventilation.

## Annexe

### Accommodation

Comprising a composite glazed door into:

### Entrance Hall

Featuring tiled flooring and a uPVC tripple-glazed window to the rear elevation, this space also offers a recessed storage cupboard, radiator, and doors leading to the main bedroom (with a hidden connecting door to Bedroom One of the main property), shower room, and kitchen.

### Kitchen

13'1" x 12'5" (4.008 x 3.806 )

Continuing the tiled flooring from the hall, this well-appointed kitchen/dining space features complementary worktops with matching wall and base units, a stainless steel drainer sink with mixer tap, and a fitted oven with four-ring electric hob and stainless steel extractor fan above. Tiled splashbacks, ample wall sockets, corner unit offers additional storage and workspace. An exposed brick fireplace adds character, and there is ample space for a dining table. The room is filled with natural light from uPVC tripple-glazed windows to both the front and rear elevations.

### Living Room

11'11" x 11'11" (3.638 x 3.644)

Featuring uPVC tripple-glazed windows to both the front and rear elevations, a double radiator, an exposed brick fireplace, and a door leading to:

### Bedroom

12'8" x 12'8" (3.883 x 3.870)

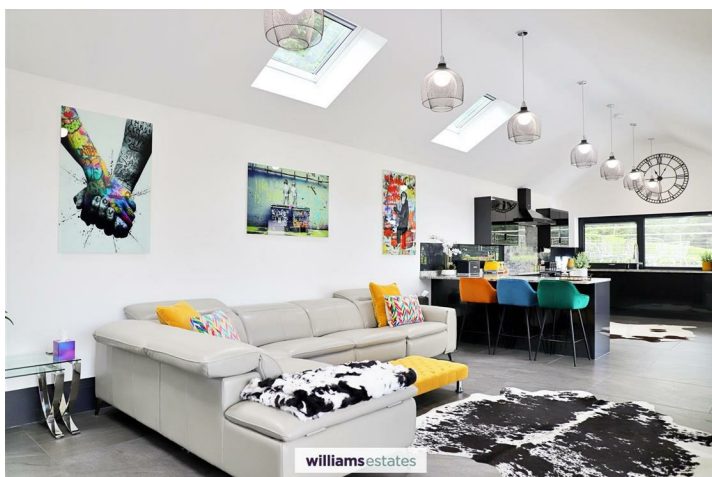
Spacious double bedroom featuring fitted wardrobes, an exposed brick fireplace, double radiator, and a triple-glazed uPVC window offering views over the front elevation.

### Shower Room

7'9" x 6'9" (2.378 x 2.076)

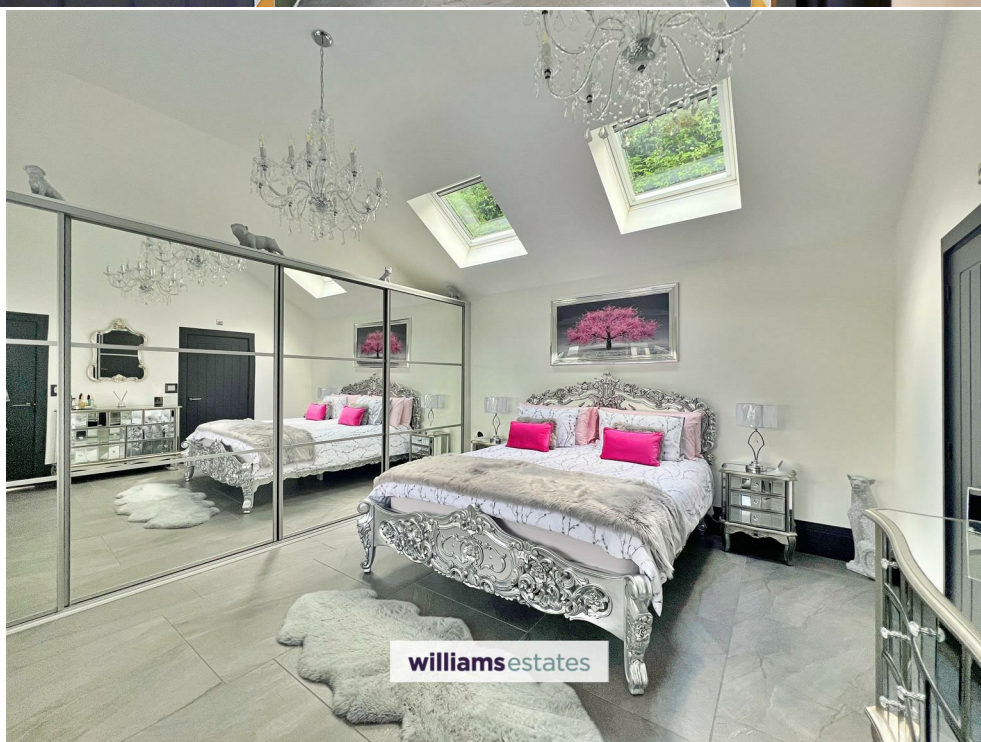
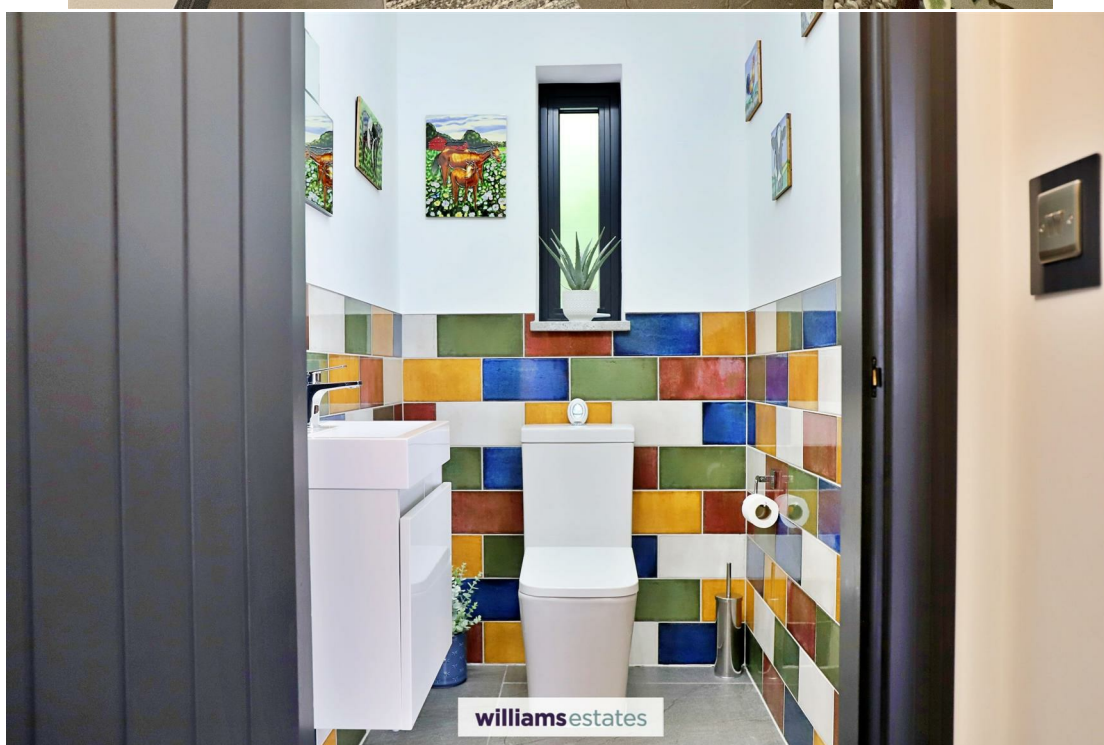
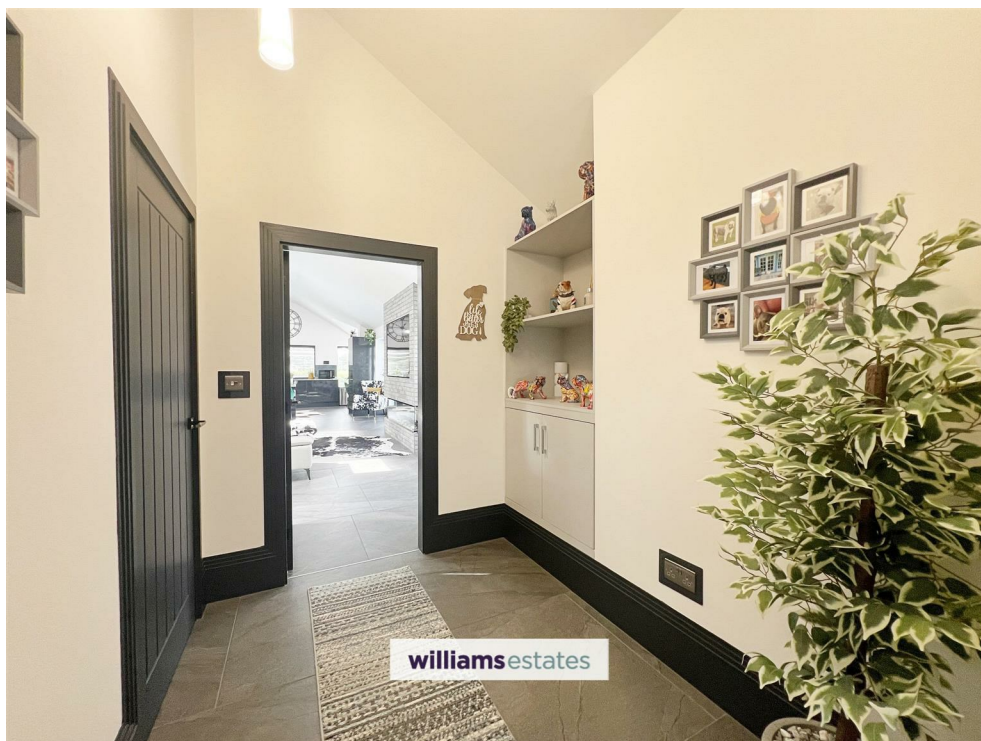
Stylish bathroom comprising a low-flush W.C., vanity wash basin, walk-in shower enclosure with a rain shower head, floor-to-ceiling tiling, extractor fan, and a triple-glazed obscured uPVC window to the rear elevation.

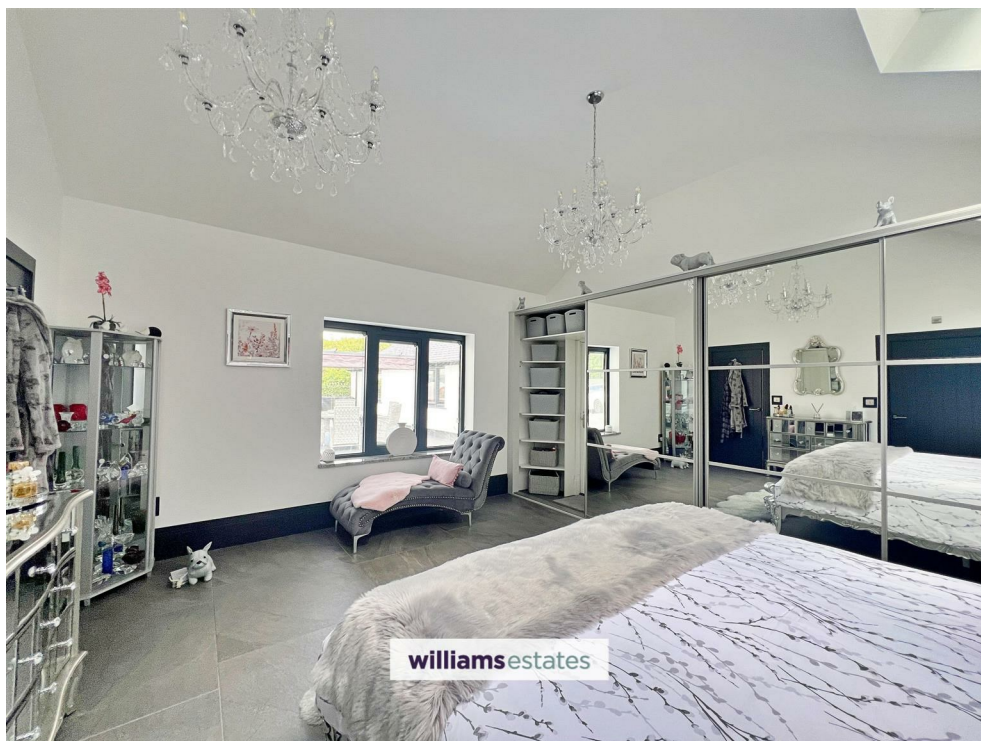
## Outside



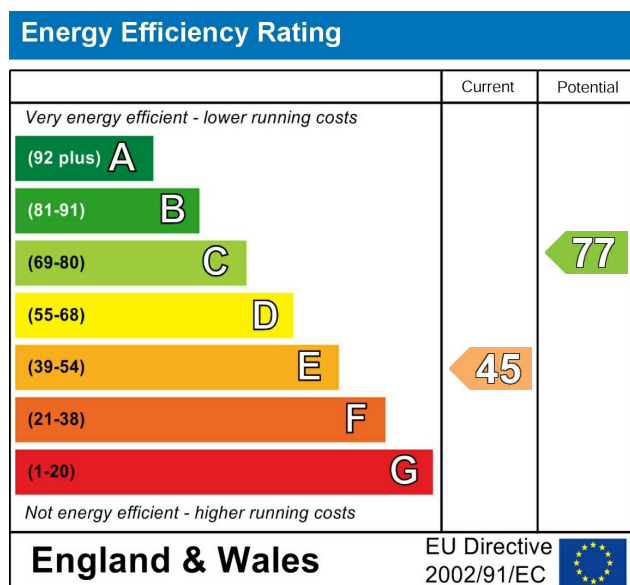
As you approach the property, you're welcomed by gates, with the benefit of an intercom, that opens onto a long, sweeping driveway flanked by well-maintained lawns and a variety of mature trees, shrubs, hedges and vibrant flowers. The driveway offers picturesque views of the open countryside and leads to the main residence, which boasts ample parking space, a large garage, and an inviting outdoor seating area complete with a pizza oven. To one side of the garden, a summer house provides a perfect retreat or entertaining space. Nearby, steps ascend to a raised seating area offering stunning countryside views—ideal for relaxing or hosting guests. A pathway continues to the rear, leading to a secluded garden area.







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.



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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.