



## The Old Manse Llanasa, Llanasa, Flintshire, CH8 9NE

**£530,000**

 3  1  4  G

**EPC - G4**

**Council Tax Band - G**

**Tenure - Freehold**

## SUMMARY

Introducing a charming, detached property in the picturesque conservation village of Llanasa, north Wales. This beautiful residence is a rare and unique find, offering stunning views of the countryside whilst also boasting classic architectural features including original stone walls. Built circa 1860, the accommodation is spacious throughout and is split over three floors: Basement, Ground Floor and First Floor. Llanasa consists of a village hall, local inn, a quaint village pond which can be viewed from the property's veranda, and a church dating back to the Norman period. It is situated within easy access to neighbouring town amenities and to the A55 Expressway, providing easy access to Chester and beyond. EPC Rating G 4.



## Accommodation

via a timber door leading into the;

## Hall

Having lighting, radiator, tiled floor, cupboard for storage, coved ceiling, window onto the side and a door off into the;

## Sitting Room

Having lighting, power points, double radiator, heavy coved ceiling, open feature fire surround and raised hearth, double glazed French doors with panelling to the side and shutter effect opening onto the sun veranda which offers breath-taking views of the village pond and hillside, with doors off.

## Study

Having lighting, power points, shelving, radiator and a window onto the rear, with a door off into the;

## Cloakroom

Comprising low flush W.C., hand-wash basin, coved ceiling and tiled flooring.

## Dining Room

Having lighting, power points, double radiator, feature fireplace with tiled hearth, heavy coved ceiling, exposed pine floorboards, large window onto the front and an opening into the;

## Kitchen

Comprising of drawer and base units with worktop over and wall units, integrated double oven, four ring hob, one and half bowl single drainer sink with mixer tap and tiled splashback, lighting, power points, double radiator, windows onto the side and rear elevations and a timber stable door giving access to the side elevation.

## Stairs to the First Floor Landing

Having lighting, coved ceiling and a large window overlooking the rear garden.

## Bedroom One

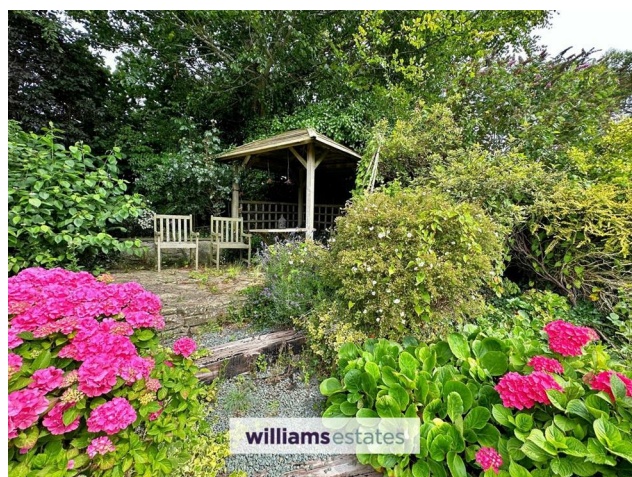
14'1" x 14'1" (4.29 x 4.29)

Having high ceiling with heavy coving, built-in wardrobes, double radiator, lighting, power points and window onto the front elevation offering sunny views of the village pond opposite.

## Bedroom Two

14'4" x 14'2" (4.37 x 4.32)

Having coved ceiling, double radiator, lighting, power points and a window onto the front elevation overlooking the village pond and offering sunny views.





### Bedroom Three

10'9" x 10'2" (3.28 x 3.10)

Having high ceiling with heavy coving, double radiator, lighting, power points and a window overlooking the rear garden.

### Bathroom

10'2" x 10'1" (3.10 x 3.07)

Comprising of a shower enclosure, bath, pedestal hand-wash basin, W.C., floor to ceiling tiling, double radiator, cupboard housing the hot water cylinder with shelving and a window overlooking the rear garden offering views of the countryside.

### Steps Down to the Basement

Accessed from the sitting room, via stone steps, leading into the;

### Utility Room

Having base units with worktops over, stainless steel sink, plumbing for a washing machine, stone paved floor and an original window opening into the;

### Garden Room

Having exposed beams, two radiators, tiled floor, large window onto the front and glazed front doors to the front.

### Hobbies Room/Workshop

Accessed via the Utility and has potential to be used as a fourth bedroom ideal space for a granny flat. Having fitted cupboards, lighting and a door into the Garden Room.

### Outside

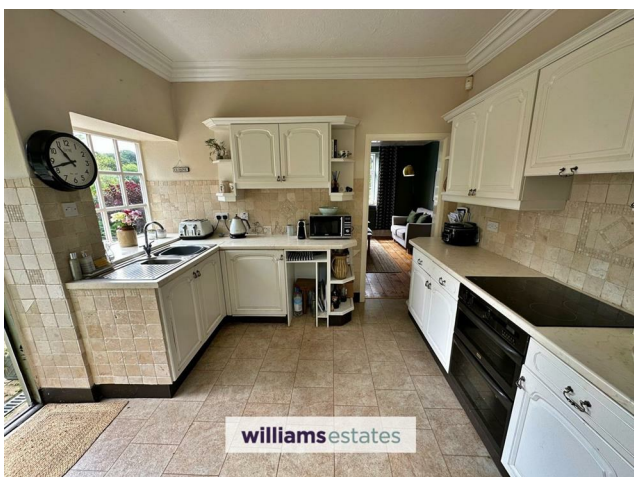
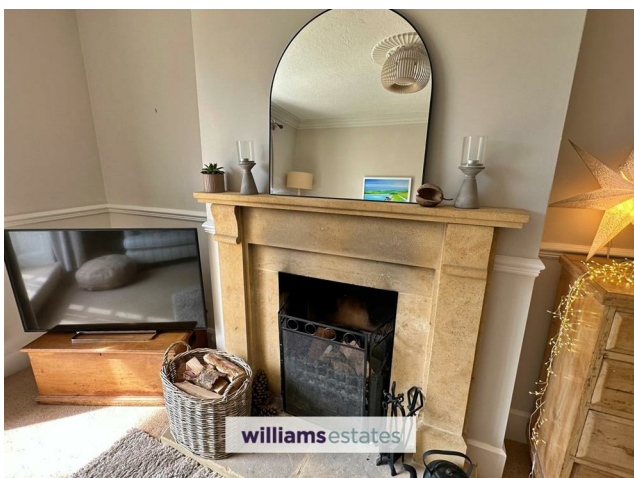
The property is approached via a large driveway, providing ample space for off-road parking, with the front garden being beautifully presented; having areas that are laid to gravel for ease and low maintenance, a paved area and a variety of mature plants/shrubs.

Steps then provide access up to the side patio, which is ideal for alfresco dining and enjoying an unspoilt outlook over towards the village pond and enjoying a sunny aspect.

The rear garden is mainly laid to lawn, with a pathway leading up to the top of the garden. The garden is carefully landscaped with mature bushes and shrubs, enjoying a peaceful and private aspect with the garden being one of the main features of the property.

### Directions

From the Prestatyn office turn right along Meliden Road, through the traffic lights onto Gronant Road



and at the duck pond turn right onto Upper Gronant Road and proceed into the village taking the right fork in the road onto Llanasa Road and proceed to the T-junction at Gwespyr, turn right and continue into the village of Llanasa, turn right in front of the Red Lion Inn and the property will be found on the right hand side.







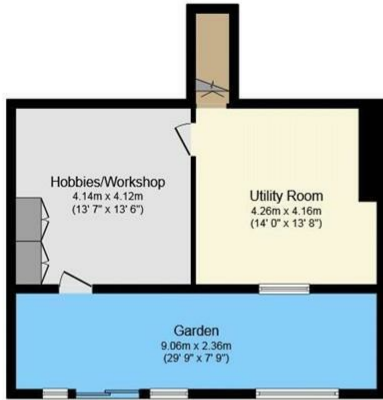
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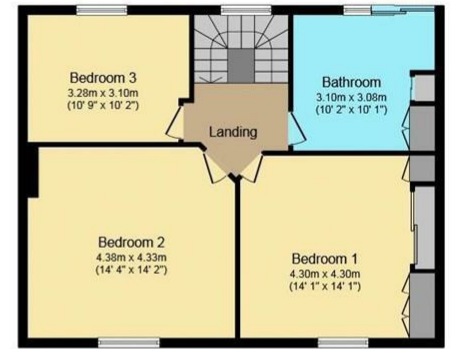
### Basement

Floor area 57.8 sq.m. (622 sq.ft.) approx



### Ground Floor

Floor area 81.8 sq.m. (880 sq.ft.) approx



### First Floor

Floor area 72.7 sq.m. (783 sq.ft.) approx

Total floor area 212.2 sq.m. (2,284 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		52
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	4	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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