



## River View Downing Road, Whitford, Whitford, Flintshire, CH8 9EG

**£535,000**

 7  3  4  F

**EPC - F30**

**Council Tax Band - G**

**Tenure - Freehold**



# Downing Road, Whitford

## 7 Bedrooms - House - Detached

An impressive detached house set within 0.5 acres of country style gardens located in a sought after village location with easy access to the A 55 expressway, having panoramic views over the open countryside, woodlands and towards the Dee Estuary. Also having potential for a successful Air bnb / rental revenue, as the current owners are using the property as a commercial income. The spacious accommodation providing four/five bedroom house with several reception rooms and conservatory together with a two bedroom annex which can be used separately with separate entrance. Externally having a double garage, ample parking, a mature cottage style garden offering a woodland area, enjoying views of the surrounding open countryside. EPC Rating F30. Viewing recommended to appreciate the location and countryside views.



### Accommodation

Via a double glazed door with matching side panel leading into the reception hallway.

### Reception Hallway

Having coved ceiling, single and double panelled radiators, built in storage cupboard, wall mounted alarm panel, smoke alarm, stairs leading to the first floor accommodation and doors off.

### Living Room

22'1" x 15'10" (6.73 x 4.83)

Having coved ceiling, wall light points, two double panelled radiators, TV aerial point, telephone point, living flame gas fire, double glazed window overlooking the rear elevation, double glazed window overlooking the front elevation enjoying the stunning views of the open countryside and door allowing access into the annex.

### Ground Floor Shower Room

8'4" x 6'1" (2.54 x 1.85)

Fitted with a four piece suite comprising of low flush WC, pedestal hand wash basin, bidet, enclosed shower cubicle with wall mounted shower, fully tiled walls and extractor fan.

### Dining Room/Library

12'4" x 11'11" (3.76 x 3.63)

Having coved ceiling, single panelled radiator, power points and double glazed window overlooking the front elevation enjoying stunning views of the open fields.

### Family Room

15'10" x 9'7" (4.83 x 2.92)

Having single panelled radiator, TV aerial point, power points, wall mounted heating control panel, tile effect laminate flooring and double glazed window overlooking the side elevation enjoying views of the open countryside towards the Dee Estuary.

### Kitchen

18'3" x 8'10" (5.56 x 2.69)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, integral microwave, eye level oven and grill, four ring gas hob with extractor hood over, void and plumbing for washing machine, cupboard housing the electric fuse box, double panelled radiator, fully tiled walls, coved ceiling, vinyl flooring and double glazed windows overlooking the side and rear elevations with views towards woodland and the Dee Estuary.

### Conservatory

25'5" x 10'3" (7.75 x 3.12)

Having two wall mounted electric heaters, double glazed windows surrounding and double glazed doors allowing access onto the rear garden.

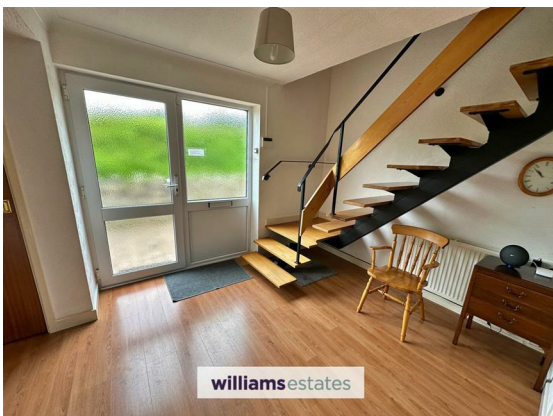
### Stairs Leading To The First Floor Accommodation

Having a turned staircase, smoke alarm, loft hatch access and doors off.

### Bedroom One

17'2" x 11'9" (5.23 x 3.58)

Having coved ceiling, single panelled radiator, power points, telephone point, fitted wardrobes, double glazed windows overlooking the front and side elevations enjoying views of the open countryside towards the Dee Estuary and door leading into the en-suite bathroom.



#### En-suite Bathroom

11'1" x 6'3" (3.38 x 1.91)

Fitted with a three piece suite comprising of low flush WC, panelled bath, pedestal hand wash basin, fully tiled walls, extractor fan and obscure window to the rear elevation.

#### Bedroom Two

15'11" x 10'10" (4.85 x 3.30)

Having single panelled radiator, telephone point, storage cupboard, fitted wardrobes and double glazed window overlooking the front elevation with views of the open countryside.

#### Bedroom Three

15'10" x 10'10" (4.83 x 3.30)

Having single panelled radiator, power points, TV aerial point and double glazed window overlooking the rear elevation with woodland views.

#### Bedroom Four

11'4" x 9'5" (3.45 x 2.87)

Having single panelled radiator, power points and double glazed window overlooking the front elevation enjoying views of the open countryside.

#### Bedroom Five/Laundry Room

11'7" x 8'11" (3.53 x 2.72)

Having single panelled radiator, power points, cupboard housing the hot water cylinder and double glazed window overlooking the rear elevation.

#### WC

Fitted with a low flush WC, hand wash basin, single panelled radiator, coved ceiling and obscure double glazed window to the rear elevation.

#### Adjoining Annex

The annex can be used separately, as it has it's own separate entrance or can be accessed via the living room.

#### Living Room/Double Bedroom

22'1" x 15'10" (6.73 x 4.83)

Having double panelled radiator, power points, smoke alarm, obscure double glazed door allowing access to the rear elevation and double glazed window overlooking the conservatory onto the front elevation.

#### Kitchenette/Shower Room

10'2" x 4'11" (3.10 x 1.50)

Fitted with a three piece suite comprising of low flush WC, wall and base units with stainless steel sink and drainer with mixer tap over, shower cubicle with wall mounted shower, tiled flooring, tiled walls and obscure double glazed window to the rear elevation.

#### Single Bedroom

18'1" x 8'1" (5.51 x 2.46)

Having two double panelled radiators. TV aerial point, telephone point power points and double glazed windows overlooking the front and rear elevations.

#### Double Garage

18'9" x 14'8" (5.72 x 4.47)

Having an up and over door, power and lighting, stainless steel sink unit with mixer tap over, double glazed window to the side elevation and obscure double glazed door allowing access to the rear.

#### Outside

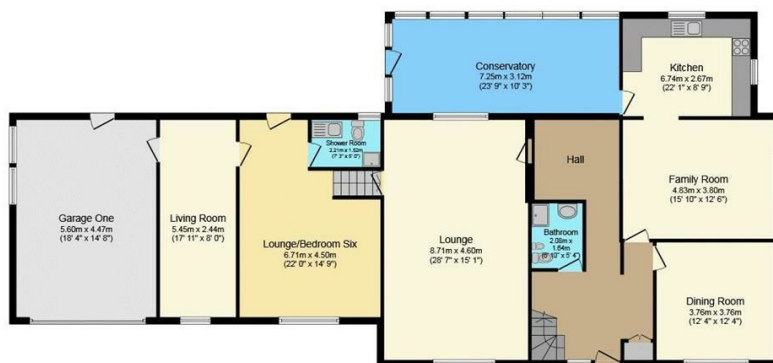
The property is approached via a block paved driveway providing ample off street parking which in turn leads to the double garage. A further driveway providing more off street parking leads to a wooden gates allowing access to the woodland area. The rear garden having a paved patio ideal for outside dining with steps leading to an orchard, greenhouse, vegetable plot set in a picturesque woodland area with views of the open countryside.

#### Additional Notes

Since 2018 the property has been used as an Air Bnb, (providing excellent rental revenue) where within recent years the revenue has been very profitable, please contact the office for information on revenue stream.

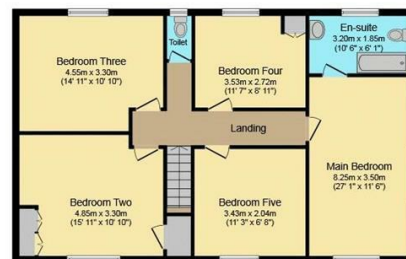






## Ground Floor

Floor area 205.5 sq.m. (2,212 sq.ft.) approx



## First Floor

Floor area 95.2 sq.m. (1,025 sq.ft.) approx

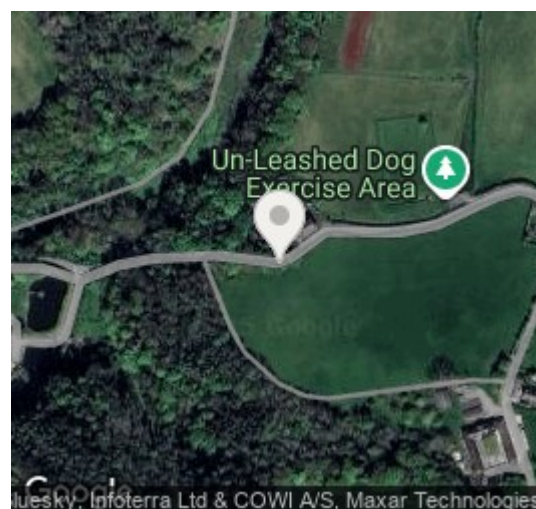
Total floor area 300.7 sq.m. (3,237 sq.ft.) approx

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

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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