

## Downing Cottage Downing Road, Whitford, Flintshire, CH8 9EQ

**£595,000**

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**EPC - F24**

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

# SUMMARY

Welcome to Downing Road, Whitford, Holywell - a stunning property that offers the perfect blend of space, tranquillity, and charm. This delightful house boasts 3 reception rooms, 5 bedrooms, and 2 bathrooms, making it an ideal choice for a growing family looking for their dream home. One of the standout features of this property is the ample parking space available for more than 5 vehicles, ensuring that you and your guests will never have to worry about finding a spot. Situated on approximately three acres of land, this house provides plenty of room for outdoor activities and relaxation.

In addition to the main house, you'll find a variety of outbuildings, wood stores, and sheds on the property, offering endless possibilities for storage or potential conversion, subject to necessary planning. The large pond adds a touch of serenity to the surroundings, creating a peaceful and calming environment that is perfect for unwinding after a long day. Whether you're looking to enjoy a quiet evening by the pond or host a gathering with friends and family in one of the spacious reception rooms, this property has something for everyone. Don't miss out on the opportunity to make this tranquil oasis your new family home.



## Accommodation

via timber framed double glazed double doors, leading into the;

### Entrance Hall

9'8" x 8'2" (2.95m x 2.5m)

Having lighting, tiled flooring double glazed windows and an opening into the;

### Inner Hall

Having lighting, stairs to the first floor landing and doors off.

### Lounge

16'0" x 11'1" (4.9m x 3.38m)

Having lighting, power points, radiator, coved ceiling, open grate fire with slate fireplace and tiled hearth and double glazed windows onto the front and side elevations.

### Dining Room

16'4" x 12'0" (4.98m x 3.66m)

Having lighting, power points, radiator, space for dining, cast iron fire with ornate timber surround and tiled hearth, alcove for display cabinets, cupboard under the stairs for storage, coved ceiling and door off.

### Bedroom Five / Study

12'3" x 9'11" (3.75m x 3.04m)

Having lighting, power points and double glazed windows onto the side and rear elevations.

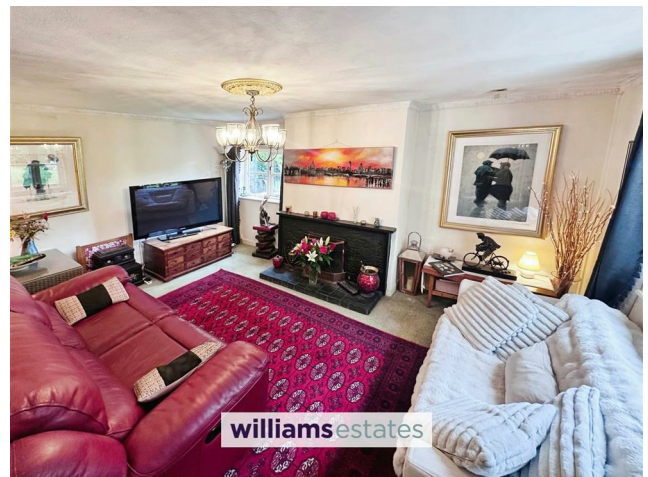
### Utility Room

Comprising of wall and base units with worktop over, double stainless steel sink with tiled splash-backs and tap over, void for a washing machine, void for a dishwasher, lighting, power points and a double glazed window onto the rear elevation.

### Kitchen

12'0" x 12'0" (3.66m x 3.66m)

Comprising of wall, drawer and base units with worktops over, stainless steel sink and a half with tap over, lighting, power points, integrated electric oven, Rayburn AGA providing heating and hot water, electric hob with extractor fan above, double glazed window onto the rear elevation and a door off into the;





### Rear Hallway

Having lighting, door giving access to the rear garden and doors off.

### Shower Room

8'10" x 5'8" (2.7m x 1.73m)

A three piece suite, comprising a corner shower enclosure with wall mounted shower head, vanity hand-wash basin with tap over, W.C., lighting, radiator and a double glazed window onto the side elevation.



### Living Room

16'0" x 9'3" (4.9m x 2.82m)

Having lighting, power points, radiator, exposed timber beams, log burner with tiled hearth, double glazed window onto the front elevation and french doors opening to the side.

### Stairs to the First Floor Landing

Having lighting, radiator, eaves access for storage and doors off to further accommodation.



### Bedroom One

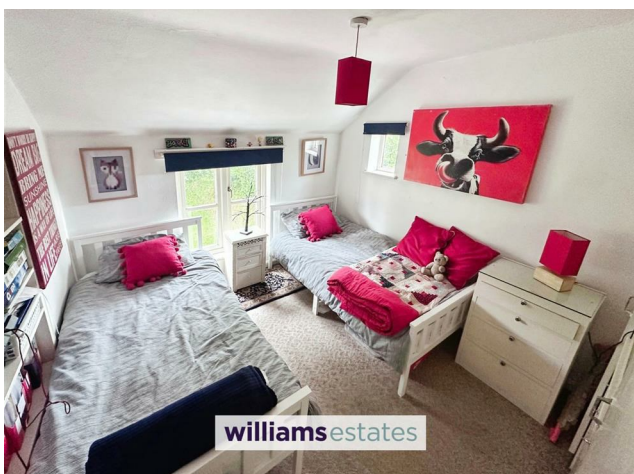
13'1" x 10'4" (4.01m x 3.15m)

Having lighting, power points, radiator, fitted wardrobe, double glazed window onto the front elevation and a door off into the;

### Dressing Room

8'7"x 8'2" (2.64mx 2.5m)

Currently used as a home library, with the potential to be a home office, having lighting, window seat, loft access and double glazed windows.



### Bedroom Two

11'8" x 11'3" (3.56m x 3.43m)

Having lighting, power points, radiator and a double glazed window onto the front elevation

### Bedroom Three

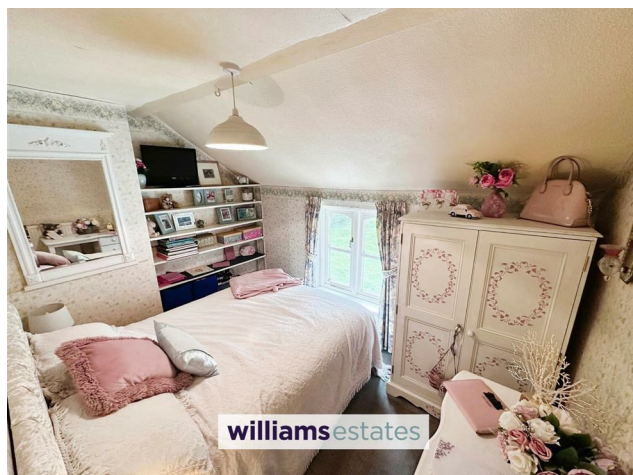
10'2" x 9'3" (3.1m x 2.84m)

Having lighting, power points, radiator, fitted wardrobes and double glazed windows onto the front and side elevations.

## Bedroom Four

8'3" x 7'8" (2.54m x 2.36m)

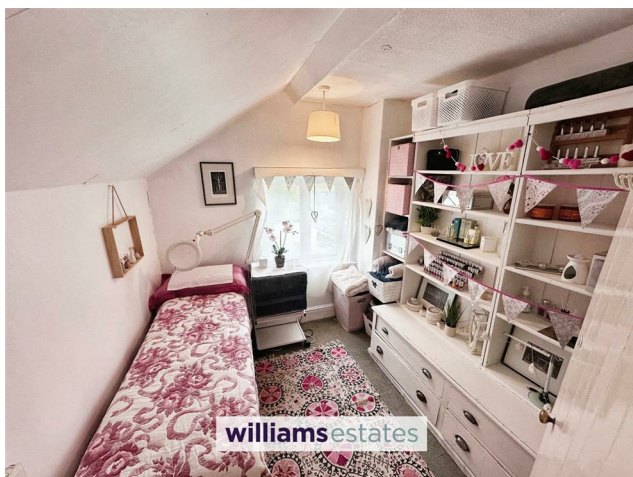
Having lighting, power points, radiator and a double glazed window onto the side elevation.



## Bathroom

6'5" x 5'4" (1.96m x 1.65m)

Comprising a W.C., pedestal hand-wash basin with tap over, bath with mixer tap and shower head over and double glazed windows onto the rear and side elevations.



## Outside

Situated on approximately three acres, the property is approached via a long extended brick paved driveway, allowing ample space for off-road parking for multiple vehicles.

Having an abundance of planted shrubs and trees compliments the outdoor patio area that is ideal for alfresco dining and enjoys the sun all day long. The land itself extends to a paddock, with a large pond and is surround by natural woodland, offering a sense of tranquility and peace. The land also houses outbuildings along with workshops, wood stores and sheds. The timber framed corrugated garage is again ideal for extra storage space!

## Directions

Proceed right from Prestatyn office to the traffic lights and continue along passing the Duck Pond on the left to the T junction. Turn right onto the A548 and continue through Gronant, Tan Lan and onto the expressway passing Ffynnongroyw. Continue along taking the right hand turning next to the Lletty Hotel and continue up the hill to the top. Take the left turning passing Limebanl Cottages on your right hand side and follow the road until you come to a T-junction. Turn right onto Downing Road and follow the road up the hill. Downing Cottage is found on your left hand side by way of a black gate.





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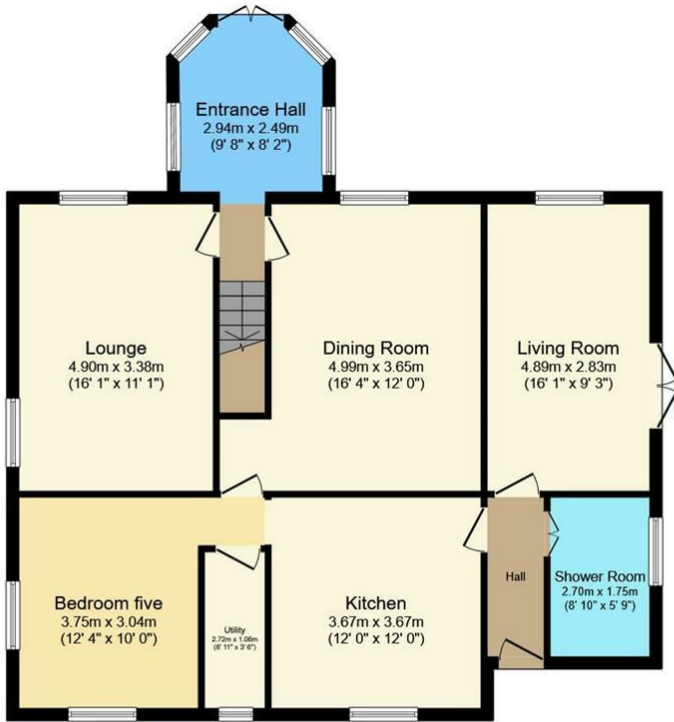
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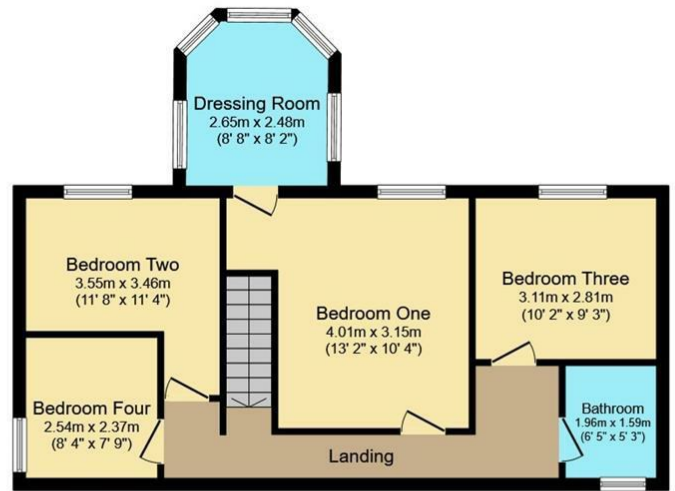


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### Ground Floor

Floor area 100.6 m<sup>2</sup> (1,083 sq.ft.)



### First Floor

Floor area 60.6 m<sup>2</sup> (652 sq.ft.)

TOTAL: 161.2 m<sup>2</sup> (1,735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### 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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	24	
(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	

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