



Homefield Cottage Sarn, Holywell, Flintshire, CH8 9DE

£395,000

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EPC - C73

Council Tax Band - D

Tenure - Freehold

Holywell

3 Bedrooms - Character Property - Detached

Welcome to Homefield Cottage, located in the sought after countryside location of Sarn. Enjoying unspoilt views of the neighbouring fields and the hillside ranges to the distance. Formerly three stone cottages, this property now comprises of three bedrooms (one being currently used as a dressing room), lounge, open plan kitchen/diner, loft room, shower room and family bathroom. Situated on a large plot, with parking to the front and rear, having beautifully maintained gardens and bound by mature hedging. Being close to all local amenities, this property must be viewed!



Accommodation

via a modern timber framed stable door with obscure glazed panelling, leading into the;

Entrance Porch

7'9" x 7'5" (2.38m x 2.28m)

Having timber framed single glazed panelling to the side, space for coat hanging and shoe storage and a feature stable door leading into the;

Open Plan Kitchen/Diner

21'7" x 12'9" (6.60m x 3.90m)

Comprising of wall, drawer and base units with a complementary worktop over, central island with breakfast bar for dining and drawer/base units, void for a washing machine, sink and a half and drainer with a stainless steel mixer tap over, void for a freestanding cooker with extractor fan above, partially tiled walls, velux windows, space for a freestanding fridge/freezer, space for a dining table, complementary burner with a slate hearth and brick surround, feature beamed effect ceilings, uPVC double glazed window onto the rear elevation, uPVC double glazed double patio doors giving access to the rear garden, stairs to the first floor landing and door off into the;

Lounge

21'11" x 12'1" (6.70m x 3.69m)

Having lighting, power points, radiators, uPVC double glazed windows onto both side elevations, feature open fireplace with complementary surround and hearth, feature beamed effect ceiling and door off into the;

Bedroom/Dressing Room

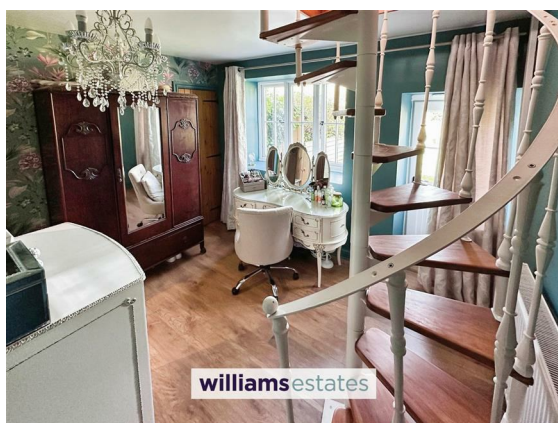
12'1" x 10'6" (3.69m x 3.22m)

Having lighting, power points, radiator, inbuilt store cupboard, turn staircase leading to loft room, uPVC double glazed windows onto the side elevation, uPVC double glazed door giving access to the garden and a shower room off.

Shower Room

7'7" x 3'6" (2.33m x 1.07m)

Comprising a low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, walk in shower with wall mounted shower head and inset spot lighting.



Loft Room

14'6" x 12'0" (4.42m x 3.68m)

Accessed via the turn staircase, having lighting, power points, uPVC double glazed window onto the side elevation and a large uPVC double glazed feature window onto the front elevation enjoying unspoilt views of the neighbouring fields.

Stairs to the First Floor Landing

Having lighting, uPVC double glazed windows onto the side elevation and doors off.

Bedroom Two

11'11" x 11'1" (3.65m x 3.40m)

Having lighting, power points, radiator, uPVC double glazed windows to both side elevations and an inbuilt cupboard for storage.

Bedroom Three

10'7" x 8'10" (3.23m x 2.70m)

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

Family Bathroom

14'2" x 8'5" (4.34m x 2.58m)

Comprising of a free-standing bath with mixer tap and telephonic shower head over, low flush W.C., hand-wash basin with taps over, corner walk-in shower enclosure with a wall mounted shower head, inbuilt cupboard for storage, lighting, tiled flooring, loft access hatch, uPVC double glazed obscure window onto the side elevation and an in-built cupboard.

Garage

19'7" x 10'11" (5.97m x 3.34m)

Having lighting, power and accessed via a uPVC door.

Outside

The property is approached via a driveway providing ample space for off-road parking, with the outside boundary having two access points. The front garden is of ease and low maintenance and bound by brick walling.

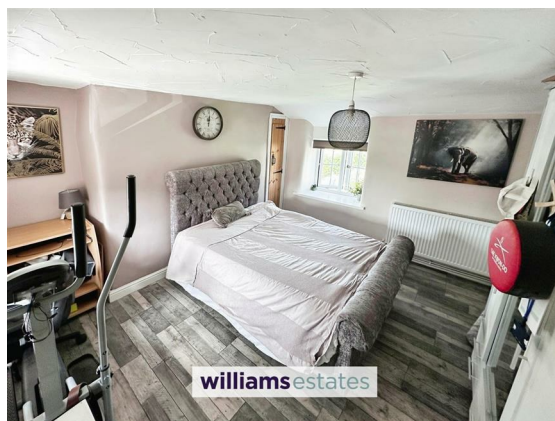
To the rear, the garden is of a fantastic size, having space for a motorhome, being mainly laid to lawn and enjoying a sunny aspect all afternoon long with decoratively presented borders and bound by mature hedging. Benefitting from an easy to maintain patio and summer house. Ideal for alfresco dining and enjoying the peace and quiet of the countryside.

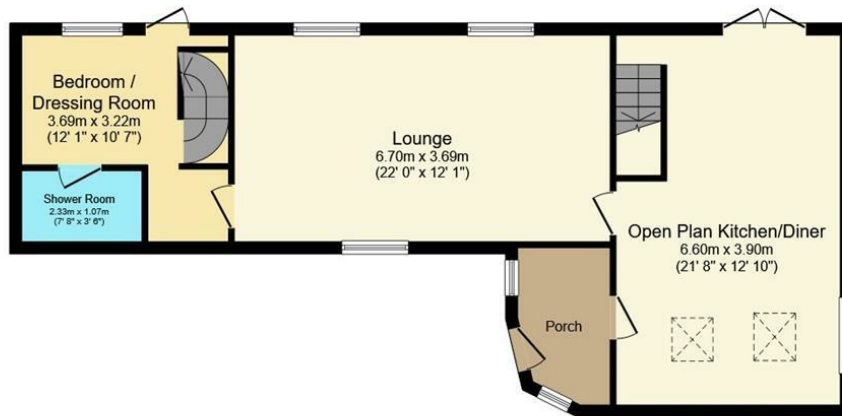
Directions

Proceed from our Prestatyn office right onto Gronant Road, bear right continuing onto Gronant Road. Continue along Gronant road and in-turn bearing right again onto Llanasa Road, following along until you reach a cross-road. At the cross road, turn right and then taking the next turning on your left. At the next junction turn right and continue through Trelogan and Berthengam. At the next cross-roads continue straight over and the property will be on your left hand side.

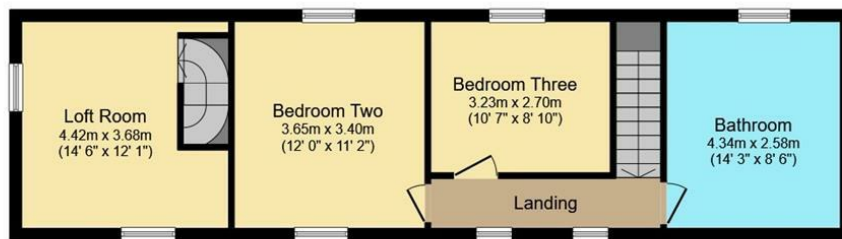
Agent Notes

The property benefits from solar panels which are owned by the property and solid wood flooring to the lounge and kitchen diner





Ground Floor
Floor area 70.1 m² (755 sq.ft.)



First Floor
Floor area 53.8 m² (579 sq.ft.)

TOTAL: 124.0 m² (1,334 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.