



Ivy House Penyffordd, Flintshire, CH8 9HH

£382,150

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EPC - D64

Council Tax Band - E Tenure - Freehold

SUMMARY

Situated within the picturesque village of Penyfford, enjoying unspoilt views out towards the North Wales Coastline, Wirral and beyond. Affording four bedrooms and four reception rooms, along with approximately 1.5 acres of land, this property is a rare find! Benefitting from a modern interior whilst still incorporating character features throughout. Enjoying an abundance of off-road parking, with garage and stables and enclosed gardens for peace and privacy. Don't miss the opportunity to enquire about Ivy House today.



Accommodation

via a uPVC double glazed obscure door, leading into the;

Entrance Porch

Having lighting, power points, uPVC double glazed windows onto the side elevation and an opening into the;

Hallway

Having stairs to the first floor landing and doors off.

Lounge

12'0" x 10'7" (3.66m x 3.24m)

Having lighting, power points, radiator, burner with complementary surround and hearth, uPVC double glazed window onto the front, cupboard for storage and a door off into the Kitchen.

Snug

10'3" x 9'6" (3.14m x 2.92m)

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation and door leading into the;

Dining Room

15'3" x 10'5" (4.66m x 3.19m)

Having lighting, power points, space for dining, uPVC double glazed door into the conservatory and an opening into the Kitchen.

Kitchen

15'2" x 10'10" (4.64m x 3.32m)

Comprising of wall, drawer and base units with a complementary granite worktop over, sink and drainer with stainless steel telescopic tap over, void for washing machine, void for dishwasher, space for a freestanding oven with stainless steel extractor fan above, partially tiled walls, central island with breakfast bar for dining, void for freestanding fridge/freezer, void for tumble dryer, wall mounted boiler, lighting, power points, uPVC double glazed window onto the rear enjoying views of the coastline and a uPVC double glazed door giving access to the rear garden.

Conservatory

10'1" x 9'10" (3.09m x 3.01m)

Having uPVC double glazed door to the side, uPVC double glazed windows, lighting, power points, radiator and a uPVC door giving access to the downstairs shower room.





Shower Room

6'8" x 6'0" (2.04m x 1.83m)

Comprising of a walk-in shower enclosure with wall mounted shower head, vanity hand-wash basin with a stainless steel mixer tap over, fully tiled walls, extractor fan, lighting, radiator, low flush W.C., uPVC double glazed obscure window onto the rear and a timber door leading to a pantry/store.

Pantry/Store

Ideal for storage, with lighting and a uPVC double glazed obscure door giving access to the rear.

Stairs to the First Floor Landing

Having lighting, and doors off to the first floor accommodation

Bedroom One

16'10" x 10'4" (5.14m x 3.17m)

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

Bedroom Two

13'3" x 12'2" (4.04m x 3.71m)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front elevation.

Bedroom Three

10'4" x 7'4" (min due to current wardrobe) (3.16m x 2.26m (min due to current wardrobe))

Having lighting, power points, radiator and a uPVC double glazed window onto the rear enjoying views of the Wirral and beyond.

Bedroom Four

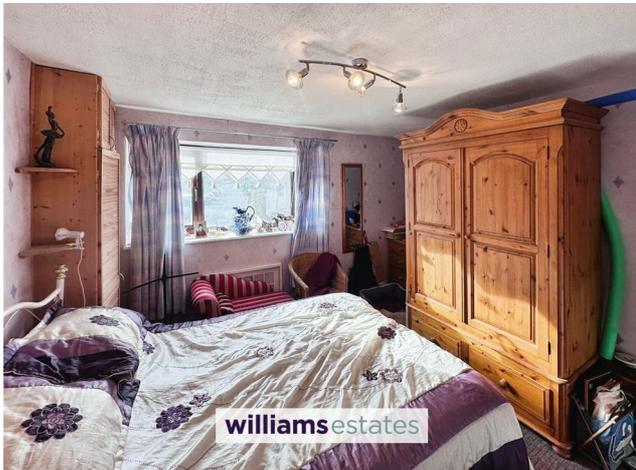
9'8" x 7'1" (2.97m x 2.17m)

Currently being utilised as a home office, having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Family Bathroom

10'4" x 5'11" (3.15m x 1.81m)

Comprising of a walk-in shower enclosure with a wall mounted shower head, low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, freestanding bath with taps over and telephonic shower head, lighting, partially tiled walls, wall mounted heated towel rail, extractor fan and a uPVC double glazed obscure window onto the rear.



Outside

The property is approached via double wrought iron gates, giving access onto the front gravelled area for parking and leading up to the accommodation.

To the rear, the garden offers a sense of privacy and a sunny aspect with unspoilt views of the North Wales Coastline, Wirral and beyond. The garden is mainly laid to lawn, with a pergola area decked for alfresco dining. The garden is bound by timber fencing, with a timber gate onto the side to provide access to the land included for sale.

Having approx 1.35 acres of land adjacent to the property (accessed via the lane), the land is laid to lawn and consists of a hardstanding area ideal for parking multiple vehicles. The land houses a garage, store and stables.

Store

21'5" x 8'5" (6.54m x 2.58m)

Ideal space for extra storage.

Garage

21'5" x 8'5" (6.54m x 2.58m)

Having an up and over door to the front.

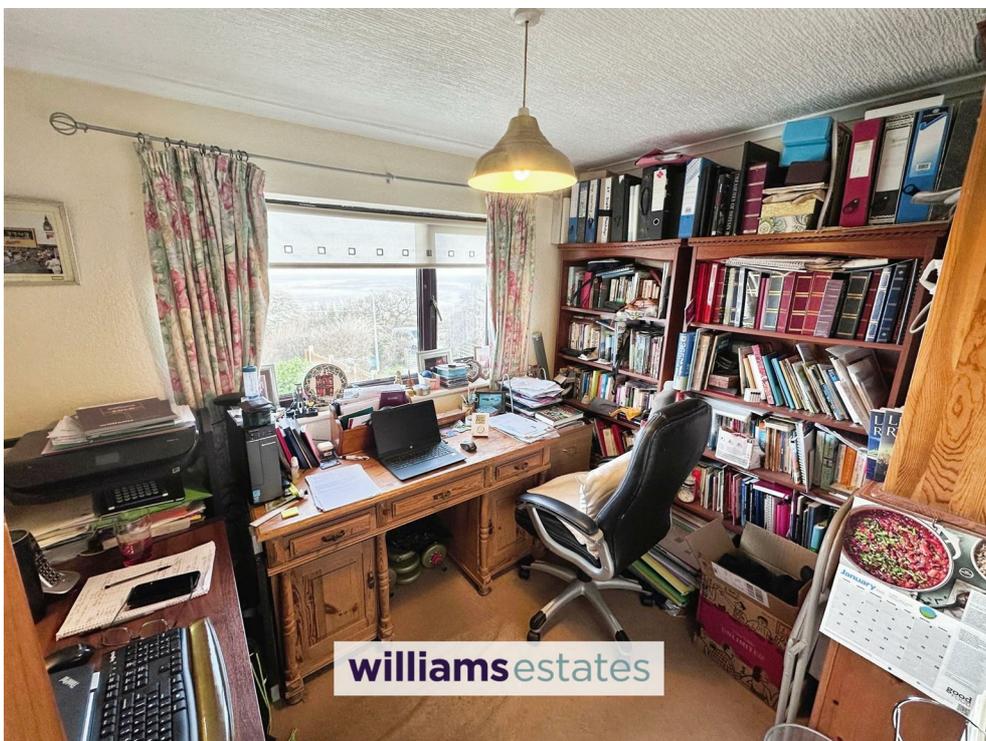
Stables

28'7" (max) x 22'2" (max) (8.72m (max) x 6.77m (max))

Three in total with a combined measurement detailed above.







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Ground Floor

Floor area 80.3 m² (864 sq.ft.)



First Floor

Floor area 61.7 m² (664 sq.ft.)

TOTAL: 142.0 m² (1,528 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



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)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(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.