



Cartref

Axton, Holywell, Flintshire, CH8 9DH

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Axton, Holywell, Flintshire CH8 9DH

Guide Price - £775,000

A rare opportunity to acquire a versatile rural property set on land extending to approximately 4.6 Acres.

This spacious detached residence, complete with an annex and a range of outbuildings, offers a unique opportunity for those seeking a lifestyle property with income potential or multi generational living. The main house provides generous and flexible living accommodation throughout, featuring an entrance hall, a combined lounge/dining room, a ground floor bedroom and shower room, an inner hallway leading to a breakfast kitchen, principal sitting room, and a conservatory. Upstairs, you will find a spacious landing, a large master bedroom with an en suite bathroom and a further double bedroom with its own en suite WC.

The annex, currently used as an Airbnb, comprises a living area, bedroom, and shower room. It was originally part of the main house and will be sold as one complete property.

Outside, the grounds are a true highlight, offering beautifully maintained and well stocked borders, extensive parking, and a large garage. The outbuildings include a former shippon (now split into two sections), barn, shed and the structure of the original farmhouse which presents exciting conversion potential subject to planning permission, and a kennel. A field to the rear is also included, accessible directly from the driveway and highway.

This is an exceptional opportunity to enjoy country living with scope for business, or lifestyle use.





LOCATION

Axton is a picturesque rural hamlet set within the beautiful countryside of Flintshire, North Wales. Located just a few miles from the popular coastal town of Prestatyn and within easy reach of Holywell and Caerwys, Axton offers the perfect balance of countryside tranquillity with excellent access to local amenities and major road links, including the A55 North Wales Expressway.

Nestled within the Clwydian Range and Dee Estuary Area of Outstanding Natural Beauty, Axton is surrounded by rolling fields, scenic walking routes, and

far reaching views over the North Wales coastline. The area is known for its peaceful setting, characterful properties, and strong sense of community.

Nearby, the charming village of Llanasa offers a traditional pub, village church, and community events, while the nearby towns of Prestatyn and Holywell provide a full range of services including shops, schools, healthcare, and public transport links.



ENTRANCE HALL

Double glazed door through to the entrance hall with timber flooring, radiator.

LOUNGE / DINING ROOM

Double glazed window and French doors to rear, cast iron burner, timber mantel, radiator, timber flooring.

GROUND FLOOR BEDROOM 3

Double glazed window, radiator.

GROUND FLOOR SHOWER ROOM

Shower cubicle, mains shower, WC, wash hand basin and bidet, part tiled walls, heated towel rail, double glazed window.

INNER HALL

Timber flooring, double glazed window, stairs to the first floor landing, door to breakfast kitchen

BREAKFAST KITCHEN

Wall, base and drawer units, central island/breakfast bar, Electric oven, electric hob, plumbing for a washing machine and dishwasher, space for fridge freezer, tiled flooring, under floor heating, double glazed window to rear, door to outside.

SITTING ROOM

Large sitting room with double glazed windows, French doors through to the conservatory, cast iron burner, timber mantel, timber flooring, under floor heating.



CONSERVATORY

Double glazed windows and French doors to outside, under floor heating.

FIRST FLOOR LANDING

Double glazed window with views, access to eave storage.

MASTER BEDROOM

A large master bedroom with a skylight window and a double glazed window to front enjoying beautiful views, fitted run of chest of drawers, walk in wardrobe, radiator.

EN SUITE BATHROOM

Central double ended bath, shower cubicle with a mains shower, WC and wash hand basin, heated towel rail, tiled flooring, large laundry cupboard also housing the hot water cylinder, skylight window and a double glazed window to rear.

BEDROOM 2

Double glazed window and skylight window, cupboard providing excellent additional storage space, radiator.

EN SUITE WC

WC and wash hand basin, tiled flooring, skylight window.

ANNEX

Has been utilised for Airbnb, the annex features a comfortable living area, a bedroom, and a modern three piece shower room including a shower cubicle, WC, and wash hand basin. Originally part of the main house, it could be easily re-integrated into the primary accommodation if desired.





OUTSIDE

Upon approach, the property is surrounded by beautifully maintained lawned gardens to the front, side, and rear, featuring well stocked, retained borders and a large greenhouse. A gated driveway offers ample off road parking and turning space, leading to an oversized garage with internal door access to the former farmhouse structure with additional lawned gardens beyond.

OUTBUILDINGS

There substantial barn and shed on the property, one of which benefits from roof mounted solar panels. A former shippon has been divided into two separate storage units, offering further potential for conversion, such as stables or homes offices, subject to the necessary planning permission. Additionally, there is a generously sized dog kennel.

LAND

Large, well kept field to rear, in all, including the house and outbuildings, the land extends to approximately 4.65 acres.

SERVICES

Mains water and electric, septic tank.

COUNCIL TAX

G

EPC

C



DIRECTIONS

Sat Nav – CH8 9DH

What3words - ///visitors.natively.rebounder

APPROXIMATE DISTANCES

Chester – 24.8 miles

Prestatyn train station – 5.7 miles

Manchester airport – 53.8 miles

Liverpool airport – 45.1 miles

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

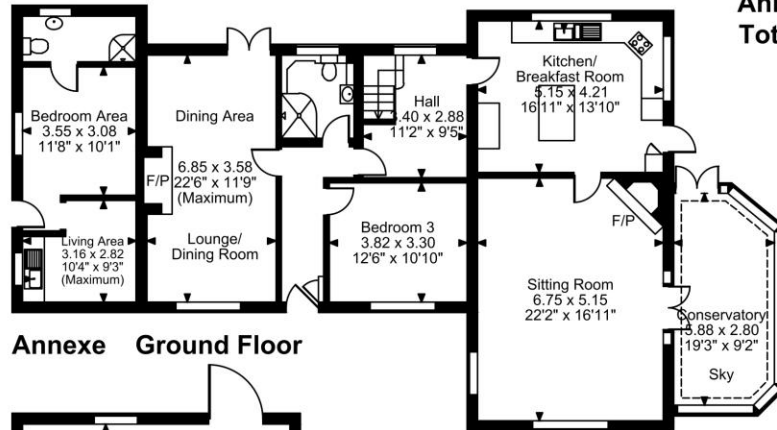
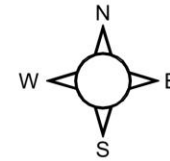
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

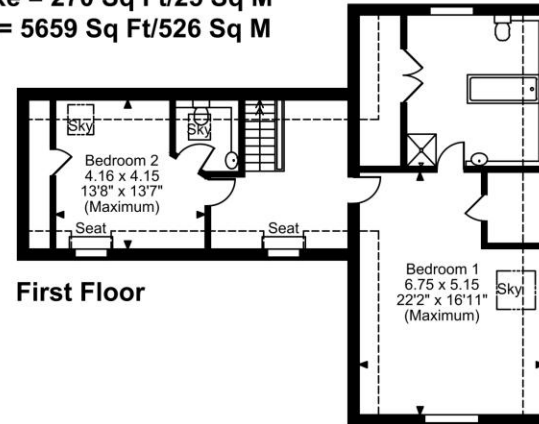
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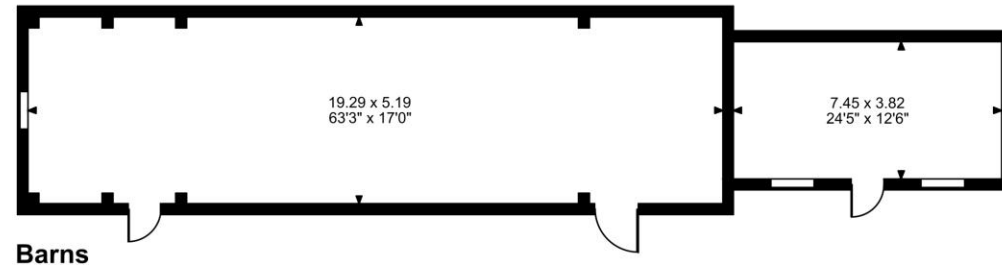
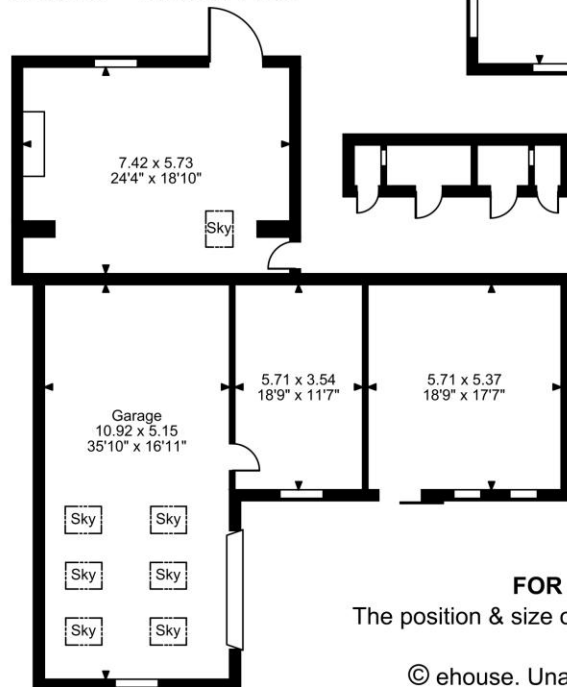
Cartref, Axton, Holywell
Approximate Gross Internal Area
Main House = 2295 Sq Ft/213 Sq M
Garage = 608 Sq Ft/57 Sq M
Outbuildings = 2486 Sq Ft/231 Sq M
Annexe = 270 Sq Ft/25 Sq M
Total = 5659 Sq Ft/526 Sq M



Annexe Ground Floor



First Floor



Barns

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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