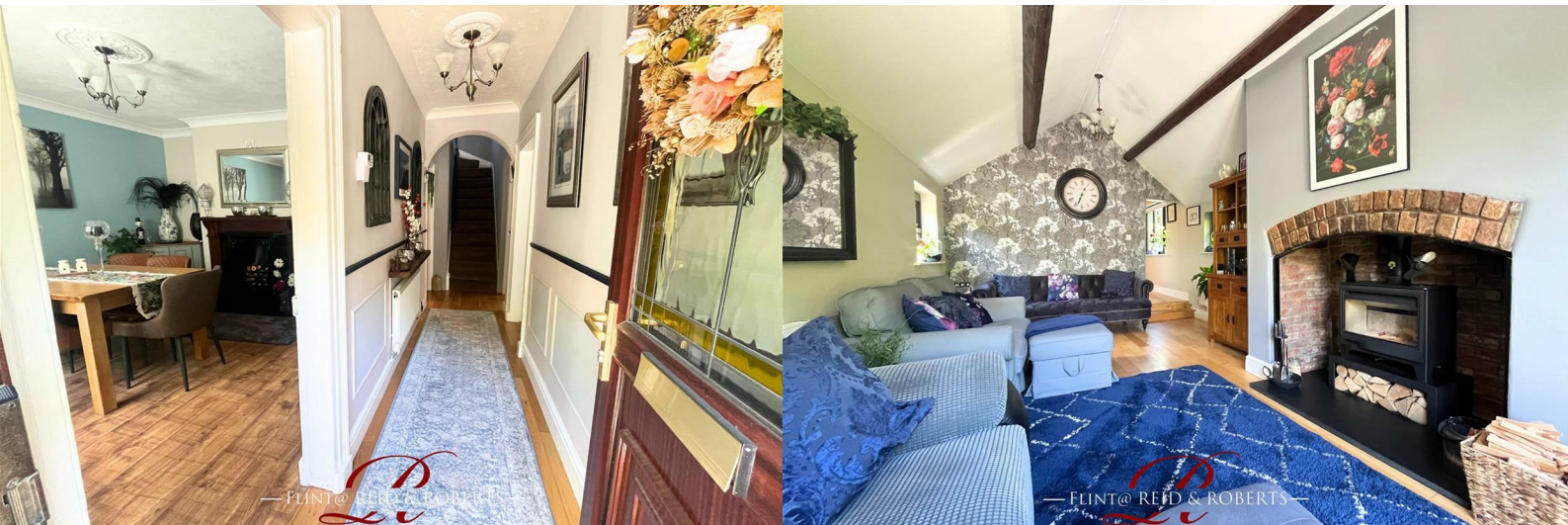




## The Coach House High Street

Bagillt, CH6 6HE

Offers Over £330,000

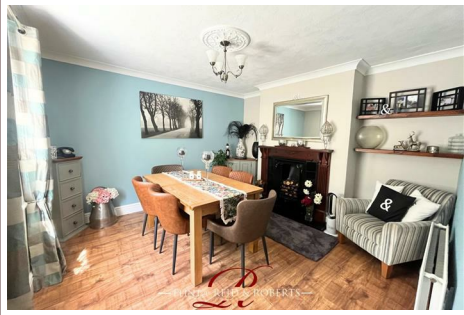




# The Coach House High Street

Bagillt, CH6 6HE

## Offers Over £330,000



### ACCOMMODATION COMPRISES

Traditional Portico style overhead porch, courtesy light and Upvc double glazed door with decorative panel which opens to:

#### Entrance Hallway

Oak engineered flooring, double panelled radiator, textured and coved ceiling with decorative rose, stairs leading to the first floor accommodation and doors into:

#### Bedroom Four

12'7 x 12'4 (3.84m x 3.76m)

Beamed ceiling, modern electric wall mounted fire, Upvc double glazed window to the front elevation, wall light points and double panelled radiator.

#### Dining Room

12'3 x 12'1 (3.73m x 3.68m)

Feature cast iron fire grate set on a granite hearth with decorative tiling and wooden surround, wood effect laminate flooring, textured and coved ceiling with decorative rose, double panelled radiator and Upvc double glazed window to the front elevation.

#### Kitchen/Breakfast Room

Housing a comprehensive range of Modern 'soft close' wall, base and drawer units with solid granite worktops and splash back, 'Belfast' sink with mixer tap and carved drainer, premium integrated appliances including: Bosch dishwasher, Hotpoint Fridge, Smeg double oven and grill with deDietrich 4 ring induction hob and stainless steel extractor hood over.. Oak engineered flooring, beamed ceiling, Upvc double glazed window to the side elevation, Breakfast bar with cupboards beneath.

Step down to:

#### Family Room

18'6 x 11'10 (5.64m x 3.61m)

A lovely light and spacious room with Inglenook fire place with recently fitted cast iron log burner fitted in May 2022), set on a slate effect hearth and brick feature inset, beamed ceiling, Upvc double glazed windows to the side elevations and Upvc double glazed French doors and side panels opening to the rear garden, Oak engineered flooring, one double and two single radiators.

#### Utility Room

11'10 x 9'11 (3.61m x 3.02m)

Housing a range of base storage units with roll top work surfaces, void and plumbing for washing machine, integral fridge/freezer, space for further white goods, wall mounted central heating boiler (fitted in 2018), velux roof light, tongue and grooved ceiling, double panelled radiator, pedestal wash hand basin, Upvc double glazed door with frosted panel opening to the side elevation, double panel radiator and door into:

#### Cloakroom

High level flush w/c, Upvc double glazed frosted window to the rear elevation and tiled floor.

### FIRST FLOOR ACCOMMODATION

#### Landing

Gallery Upvc double glazed window to the rear elevation and textured and coved

ceiling with decorative rose.

Doors into:

#### Bedroom One

12'4 x 12'2 (3.76m x 3.71m)

Housing a range of built in wardrobes with hanging rail and storage cupboards, dressing table and drawers, Upvc double glazed window to the front elevation, double radiator and textured and coved ceiling.

#### Bedroom Two

9'10 x 7'10 (3.00m x 2.39m)

Upvc double glazed window to the front elevation, double panelled radiator, textured and coved ceiling.

#### Bedroom Three

12'5 x 8'4 (3.78m x 2.54m)

Upvc double glazed window to the front elevation, single panelled radiator, wood effect laminate floor, loft access hatch and textured and coved ceiling.

#### Family Bathroom

10'9 x 10'1 (3.28m x 3.07m)

Beautiful traditional four piece suite comprising: freestanding claw foot 'Slipper' bath with mixer tap and shower attachment over, pedestal wash hand basin, high level flush w/c and corner entry shower enclosure with full wall tiling and thermostatic shower. Ornamental cast iron fire place, Upvc double glazed frosted window to the side elevation, sanded floor boards, storage cupboards with fitted single panelled radiator and enamel heated towel rail.

#### Garage/Workshop

14'3 x 11'5 (4.34m x 3.48m)

Double wooden doors to the front elevation with high level 'hayloft' door. Light and power access with a courtesy door to the rear opening to the rear garden.

#### Outside

The property is approached via a driveway to the side which provides off road parking and leads to the larger than average single bay detached garage with first floor workshop/hayloft.

A wrought iron gate to the front with brick wall and wrought iron railings opens to a pathway leading to the front entrance with traditional overhead canopy porch and gravelled area housing mature fragrant rose bushes.

#### Side and Rear Gardens

A wooden gate to the left side of the property opens to a substantial lawned garden with deep well stocked flower beds, mature well maintained shrubs and trees and a large sectioned plot where the current vendor is growing a wide selection of established fruits and vegetables, a gravelled pathway leads past a green house with grape vines, figs and much more! Surrounded by live hedging, wooden fence panelling and mature trees for added privacy. A driveway and large carport provides additional parking.

Tel: 01352 762300

A brick arch with wrought iron gate opens to a further lawned garden and gravelled courtyard ideal for 'al fresco' dining with well maintained, raised, well stocked fragrant flower beds.

A pathway leads to the side entrance entering into the utility room, garage and to a wooden gate giving access to the front.

As where pathways lead to both the side and rear entrances. The garden extends to provide sectional areas ideal for growing fruit and vegetables, outside dining and

#### Garage

14'3 x 11'5 (4.34m x 3.48m)

Large double wooden gates to the front opening to a larger than average storage space with light and power access.

Wooden steps lead to the 'Hayloft' above with grain door.

#### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photo's or a short video can be emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

#### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### Opening Hours

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm





## Road Map



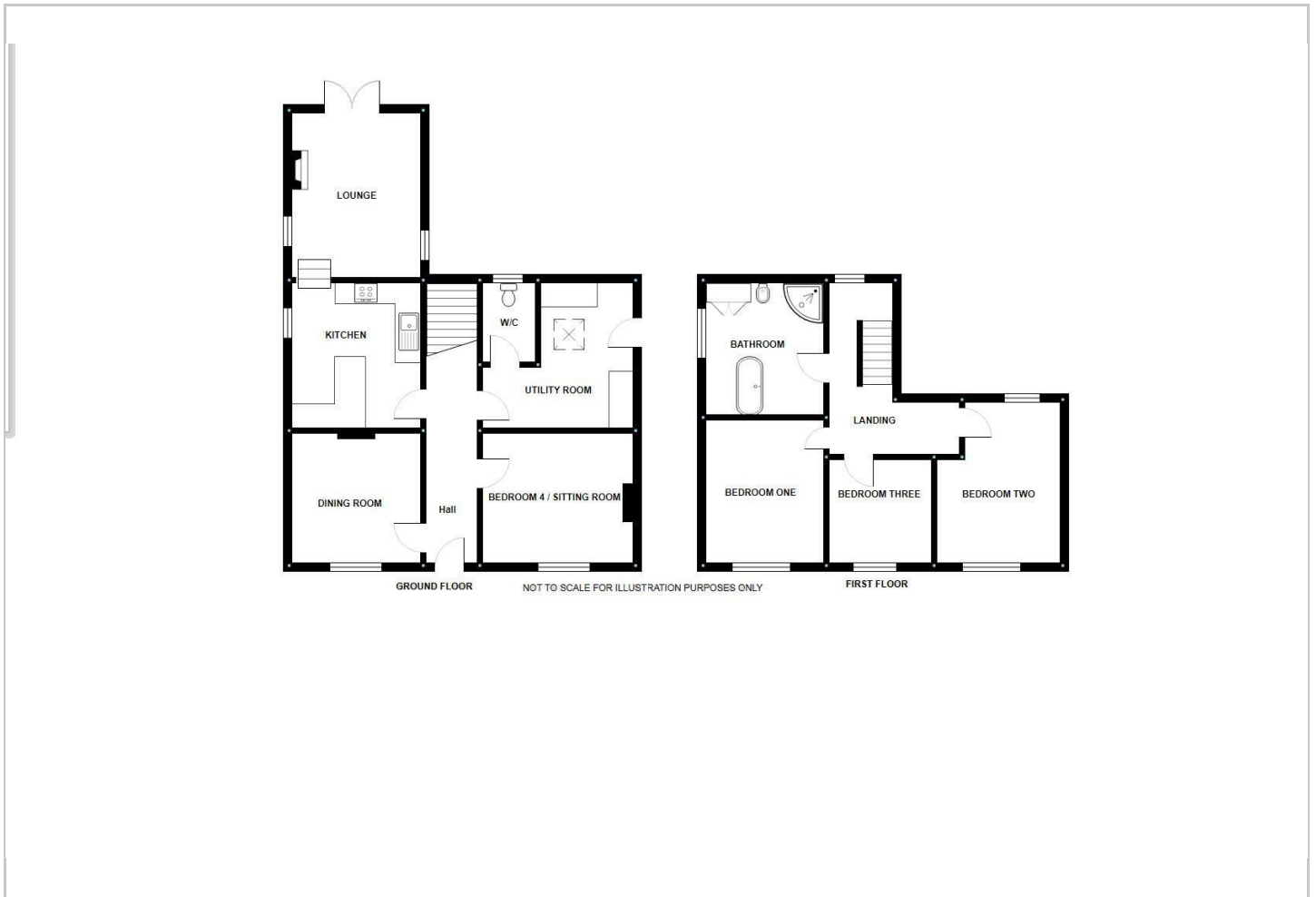
## Hybrid Map



## Terrain Map



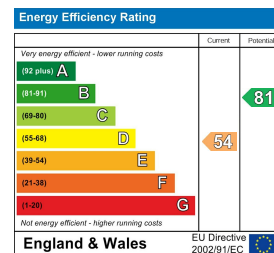
## Floor Plan



## Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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