



Coed Y Mynydd Isaf Bryn Eithin Road

Afonwen, Mold, CH7 5UU

Offers In The Region Of £750,000



Coed Y Mynydd Isaf Bryn Eithin Road

Afonwen, Mold, CH7 5UU

Offers In The Region Of £750,000



COED-Y-MYNYDD ISAF COTTAGE

Entrance Hallway

Step through a charming wooden gate set in a stone-built wall and follow the cobbled path leading up to a white wooden door. As you enter, you're welcomed into a welcoming entrance hall with stone-tiled flooring and exposed wooden beams overhead. The window offers stunning views of the valley, making this space perfect for a small office nook. A wooden sill under the window adds a rustic touch, while a ceiling light and a single-paneled radiator ensure warmth and comfort.

Snug

The snug exudes character with its original quarry-tiled flooring and exposed wooden beams. The walls feature oak-paneled cupboards built into the structure, offering a sense of history. The single-glazed window looks out over the bakehouse and the surrounding views, framed with a deep wooden sill. The room is centered around an original cast iron open fire, set on a stone hearth, perfect for cosy evenings. Wall lights and a double-paneled radiator complete this inviting space.

Main Lounge

The main lounge is a highlight of the home, featuring a large inglenook fireplace with exposed brickwork and stone tiles. A cast iron log burner sits beneath a grand oak lintel beam, adding warmth and charm. The wooden-beamed ceiling and deep wooden window sills further enhance the rustic appeal. Carpeted flooring adds comfort, and an oak-paneled door leads seamlessly into the kitchen.

Kitchen

The kitchen blends modern functionality with rustic charm. It offers a range of base units with pan drawers, wood worktops, and a Belfast-style sink with a brass hot water mixer tap. The slate and brick-tiled flooring reflects the home's historic roots. A wooden stable door opens to the front entrance, while a sash window offers a comfortable window seat. This space also accommodates a large range-style cooker, a built-in dishwasher, and ample lighting, making it a practical yet atmospheric cooking area.

Additional Kitchen Room/Utility

Adjacent to the kitchen is a secondary kitchen or utility area. This space features additional wall and base units, a second Belfast sink with wooden worktops. Practical additions like a built-in wine rack, pull-out spice racks, and storage for larger appliances like a fridge-freezer make this area a functional extension of the main kitchen. Slate-tiled flooring continues here, along with another door leading to a pantry cupboard for extra storage. The pantry offers built-in shelving and slate-tiled flooring, ideal for storing dry goods.

Rear Hallway

The rear hallway, or porch, has slate flooring and additional base units for storage. A wooden stable door leads out to the rear of the house, making it a handy space for coats and boots. From here, a door leads into the snug, adding to the home's practical flow. A door gives access to a practical storage cupboard and door into:

Downstairs W.C

The downstairs W.C is neatly fitted with slate-tiled flooring, fully tiled walls, and a two-piece suite. A wall-mounted wash hand basin with a mixer tap, along with a chrome heated towel rail, ensures both function and comfort. A frosted wooden window adds light and privacy to the space.

First Floor Accommodation

Landing

The first-floor landing retains the home's rustic charm, featuring sloped ceilings with exposed beams and a combination of carpet and original wooden flooring. Two original doors lead to the first two bedrooms, with a step down to an extended landing that connects to the main bedroom and bathroom.

Principal Bedroom

The main bedroom is both spacious and serene, with newly fitted carpets and built-in wardrobes offering ample storage. A single-glazed window with a deep wooden sill provides a lovely view, while a loft hatch offers additional storage options. The room is warmed by a double-paneled radiator, ensuring comfort year-round.

Second Bedroom

The second bedroom offers new carpet, a single-glazed window with deep wooden sills, and views across the valley. The spacious room includes a charming alcove with a wooden shelf, a double-paneled radiator, and a central ceiling light, providing warmth and comfort.

Third Bedroom

The third bedroom has a beautiful feature of exposed wooden beams on the wall and ceiling, paired with new carpet for a fresh feel. Like the other rooms, it has a single-glazed window with a deep wooden sill, adding character. A small frosted window into the hallway allows more natural light to filter in.

Main Bathroom

The bathroom is designed as a wet room, featuring a four-piece suite that includes a low-flush WC, a corner bath with mixer taps, and a walk-in shower with a wall-mounted shower. Tiled floors and walls throughout, along with a heated towel rail. The room is well-lit with inset spotlights, and an airing cupboard provides practical storage, housing the Air source heat pump.

Outside & Main Gardens

Stepping out from the front entrance of the property, you are greeted by paved steps that lead up to a raised area, offering a charming vantage point over the gardens. To the side of the property, a built-on store provides practical storage for bins and LPG gas bottles, while the pathway continues around the side and rear, providing easy access throughout the property. A small garden area is primarily laid to lawn, with a small seating area currently furnished with a bench, perfectly positioned to take in the breathtaking views of the valley. Further steps lead up to a raised woodland area, where you'll find an old stone-built structure that adds character and history to the landscape. The pathway also guides you to a gravelled seating area, an ideal spot to relax and soak in the peaceful surroundings. An impressive yew tree offers natural privacy, making this space feel like a private viewing point. As you continue along the paved pathway, you'll encounter well-stocked borders filled with mature shrubs and vibrant plants, bordered by wooden panel fencing for additional seclusion. A wooden gate provides access to the larger sections of the garden. Beyond the gate, the garden expands into a generous, largely lawned area and orchard. A well-maintained hedge separates the garden into three sections: The first having chicken coop, one dedicated to vegetable patches and additional fruit trees, and the other designed for seating and benches, creating multiple spaces for relaxation and outdoor activities. Further along, there is a purpose-built chicken coop and a wood-built storage area. The garden also boasts a large gravel driveway, offering ample parking for several vehicles, complete with an electric charging point and access to the double garages. This area then loops back to the front of the property, seamlessly connecting all parts of the garden. This expansive garden provides future owners with endless possibilities, whether to maintain it as one large, cohesive space or divide it into distinct sections. With its variety of mature trees, shrubs, and bushes, the garden offers excellent privacy and is ideal for both relaxation and outdoor living.

Garages

The property features two linked double garages, significantly larger than standard double garages, providing exceptional space and versatility. Constructed from corrugated iron with pitched corrugated iron roofs, these robust structures are equipped with large aluminum double doors for secure access to both garages. Concrete flooring spans both garages, making them ideal for storing multiple vehicles, using as a workshop, or providing ample storage space. Steps conveniently link the two garages, enhancing the functionality of the space for a variety of practical uses.

GWENOLDY COTTAGE

Accommodation Comprises

Sage wooden double doors with double glazed panels open into

Kitchen

Step into the kitchen, featuring tiled flooring and oak wall and base units that add a touch of rustic charm. Complementary work surfaces offer ample workspace, while a stainless steel 1.5-bowl sink with a mixer tap is perfect for everyday tasks. A single-glazed wooden window to the rear elevation brings natural light into the room, enhanced by a slate windowsill and recessed spotlights, creating a bright and functional space. The kitchen is equipped with splashback tiling, space for an electric oven, and plumbing for a dishwasher and washing machine. Additional space accommodates a floor-standing fridge and freezer. A single-panel radiator provides warmth, and a handy pantry cupboard with fitted shelving offers extra storage, complete with a slate sill for added character.

Lounge

A step down from the kitchen leads to the spacious living area, featuring beautiful oak flooring throughout. This cosy room boasts two double-panel radiators, ensuring comfort in cooler months. Stairs lead up to the first-floor accommodation, with an oak and pine balustrade adding a natural, earthy touch. The lounge offers ample storage, including an understairs cupboard, and recessed wall features perfect for displaying personal items. A TV aerial point, wall light sockets, and a multi-fuel

Tel: 01352 700070

burner set on a tiled hearth with exposed stone beneath create a warm and welcoming ambiance. The room also features a wooden door with single-pane insets and windows to the front elevation with deep oak sills, offering plenty of natural light. A double-glazed wooden door opens to a private, enclosed rear garden, making the lounge an ideal space for both relaxation and entertainment.

First Floor Accommodation

Landing

The landing features elegant oak flooring and a pine balustrade, creating a natural flow between the floors. A unique oak shelf adds character as you ascend the stairs. A single-glazed wooden window with an oak sill brings light into the space, with ceiling light and smoke alarm. Wooden pine doors lead to both bedrooms and the family bathroom.

Principle Bedroom

The principle bedroom continues the theme of rustic elegance, featuring oak flooring and a large 'Velux' window with an arched design, offering far-reaching countryside views. The room's beam ceiling adds a traditional touch, while a double-panel radiator ensures warmth. Power sockets and ceiling light points complete the room, offering a blend of modern convenience and country charm.

Bedroom Two

The second bedroom features another 'Velux' window, alongside a double-glazed wooden window with an oak sill, providing views of the rear garden. The beam ceiling and sloped design give the room a cosy, cottage feel. Like the main bedroom, this room is finished with oak flooring, ceiling light points, power sockets, and a double-panel radiator.

Family Bathroom

The bathroom is both stylish and practical, fitted with a three-piece suite that includes a P-shaped panelled bath with matte black fixtures. A mains-powered shower over the bath is enclosed with a splashback panel, while the close-coupled W.C and sink unit are finished with sleek, soft-close high-gloss vanity units. The space features decorative tile-effect flooring and a matte black heated towel rail for added comfort. A 'Velux' window provides natural light, while an extractor fan ensures ventilation. Additional features include a wall-mounted mirror with light and a splashback panel by the sink.

Outside

Laundry Room:

Door into the laundry room with shelves and worktops, space for washing machine, tumble dryer and large white goods. Beamed ceiling, slate tiled flooring, wooden single-glazed window to the side elevation and wall mounted electric unit. Wooden doors into:

Shower Room

Three piece suite comprises: low flush W.C, pedestal sink unit and walk in shower cubicle with wall mounted electric shower, extractor fan and tiled walls. Beamed ceiling, wooden single-glazed window to the side elevation with wooden sill, slate tiled flooring, shaver socket, wall light and wall mounted mirror.

Storage cupboard

Housing Gwenoldy's air source heat pump, wall mounted solar panel unit, slate tiled flooring and central ceiling light.

Gwenoldy Garden

Stepping out through a charming wooden door, you'll find yourself on a paved patio area. A small step leads up to a winding paved pathway, guiding you through the picturesque garden to a quaint wooden picket fence with a gate that provides access to the larger gardens of the main property. The cottage's garden features a beautifully maintained lawn, surrounded by stone-built raised beds brimming with vibrant flowering shrubs and bushes, creating a burst of color throughout the seasons. There's ample space for seating and benches, allowing you to fully enjoy the tranquility of the outdoors. Enclosed by wooden panel fencing and mature hedging, the garden offers complete privacy, making it a peaceful retreat for relaxation.

Outdoor Shower Room

Adjacent to the converted stable is an additional door that leads to an attached outdoor shower room. This recently fitted modern bathroom includes a low-flush WC, a vanity unit with a wash hand basin and mixer tap, along with stylish splashback tiles. A step-up leads to an enclosed shower cubicle, featuring PVC wall panels and a mains-powered shower. The room is finished with a wall-mounted ladder-style heated towel rail, extractor fan, loft access, two wall-mounted lights, and decorative tiled flooring. This outdoor shower room offers added flexibility for potential buyers, providing convenient facilities for further garden developments or rental opportunities. Whether used as a supplementary amenity for the holiday cottage or an outdoor bathroom for future expansions, it enhances the property's versatility and investment appeal.

Grade II Listed Old Bake House

The property includes a Grade II listed original bakehouse, offering a unique and historic feature. With its original cobbled stone flooring, stone and brick-built oven, and brick-built wash basin, the bakehouse is a testament to the property's heritage. It features a pitched beamed roof with two Velux windows and a single-glazed front window.

Outside

The bakehouse is flanked by two attached stone-built pigsties. To the rear, a large, multi-tiered private garden awaits, mainly laid to lawn with raised vegetable beds and a wooden fish pond. Two greenhouses sit in the garden, which slopes down to a paved patio area—perfect for outdoor seating, barbecues, and enjoying the fire pit. The garden offers breathtaking, unobstructed views of the surrounding countryside and mountains. Mature hedging and fruit trees create a private, serene atmosphere, making this garden an idyllic retreat.

What Three Words

chicken.weds.removals

EPC Rating F

Council Tax Band F

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.



Road Map



Hybrid Map



Terrain Map



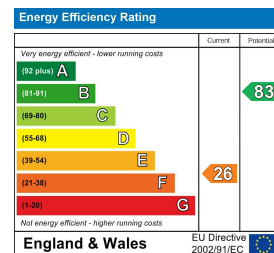
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.