



Denamby Cottage King Street

Leeswood, Mold, CH7 4SB

£199,950



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Property Description

Reid & Roberts Estate Agents are delighted to offer for sale Denamby Cottage, a detached bungalow located in the popular village of Leeswood. Set within approximately a quarter of an acre of gardens and land, the property occupies a peaceful position enjoying far reaching countryside views, while remaining close to local amenities, transport links and just a short drive from Mold town centre.

Offering spacious and versatile accommodation, the layout comprises a welcoming kitchen, lounge with feature fireplace, two well proportioned bedrooms and an additional room which could serve as a study, nursery or dressing area. A generous conservatory extends across the rear of the property, taking full advantage of the garden views. Completing the accommodation is a good sized bathroom. Throughout, the property is in need of modernisation, creating an excellent opportunity for buyers looking to design and update a home to their own taste.

The gardens are the key feature of this charming home, extending to approximately a quarter of an acre. A paved patio leads to sweeping lawns with mature shrubs and colourful borders, complemented by fruit trees, a pond and a selection of outbuildings including summer houses, sheds and greenhouses. Beyond the garden is a paddock area, ideal for cultivation, smallholding or simply enjoying the tranquillity of the setting. Mature hedging and trees provide both shelter and privacy.

This property represents a rare opportunity to acquire a home with space, character and huge potential in a sought after village location. Early viewing is highly recommended to appreciate all that Denamby Cottage has to offer.

Accommodation Comprises

The property is approached via a wooden gate and gravelled driveway providing parking for two to three vehicles, leading to a UPVC door with frosted inserts.

Kitchen

The kitchen is fitted with a range of wood effect wall and base units, complementary work surfaces, stainless steel sink with mixer tap, electric hob, and eye level oven (requiring replacement, untested). There is plumbing for a washing machine and space for a fridge/freezer. Further features include tiled splashbacks, spotlights, wood effect flooring, radiator, and dual aspect windows providing natural light.

Bathroom

A generous bathroom fitted with a three piece suite comprising a low flush WC, pedestal wash basin, and panelled bath with shower attachment. Finished with part wall tiling, wood effect flooring, radiator, and storage cupboards including one housing the back boiler. Dual frosted windows offer natural light.

Lounge

The main reception room is bright and spacious, with dual windows to the rear and glazed double doors opening into the conservatory. A brick built fireplace with provision for a log burner creates a focal point, complemented by carpeted flooring, ceiling light, radiator, and electric meter cupboard.

Bedroom One

A comfortable double bedroom with carpeted flooring, ceiling light, radiator, and views over the surrounding countryside.

Bedroom Two

Another well proportioned bedroom with carpeted flooring, radiator, and side facing window overlooking open fields.

Additional Bedroom Area

Accessed via an archway from the second bedroom, this versatile room is the size of a single bedroom and could be used as a dressing room, nursery, study, or potential en-suite. Features include carpeted flooring, ceiling light, radiator, and a window overlooking the garden.

Conservatory

A large conservatory extends the living space, built on a dwarf brick wall with double glazed wooden frames. The room enjoys far reaching garden views and includes mixed carpet and laminate flooring, radiator, and ceiling fan light. Double doors open directly onto the patio and garden.

Exterior

The gardens are a particular feature of Denamby Cottage, extending to approximately a quarter of an acre. Directly from the conservatory, a paved patio offers an ideal space for outdoor dining and entertaining. Beyond lies a lawned garden interspersed with flower borders, summer houses, and sheds.

A meandering path leads to a lower garden area with pond, seating, and established fruit trees including apple and pear. Greenhouses provide opportunities for cultivation, while the garden continues into a secluded paddock, well suited to a smallholding or for grazing. Mature trees and hedging surround the plot, ensuring privacy and enhancing the rural setting.

Tel: 01352 700070

EPC Rating G

Council Tax Band TBC

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Loans and Repayments

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

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or

representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



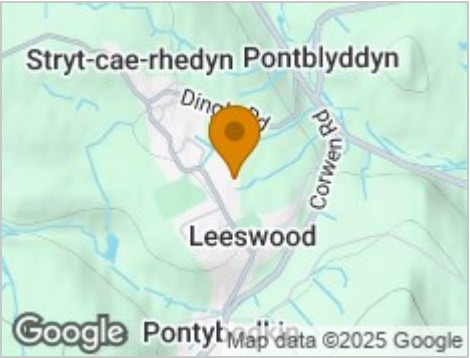
Road Map



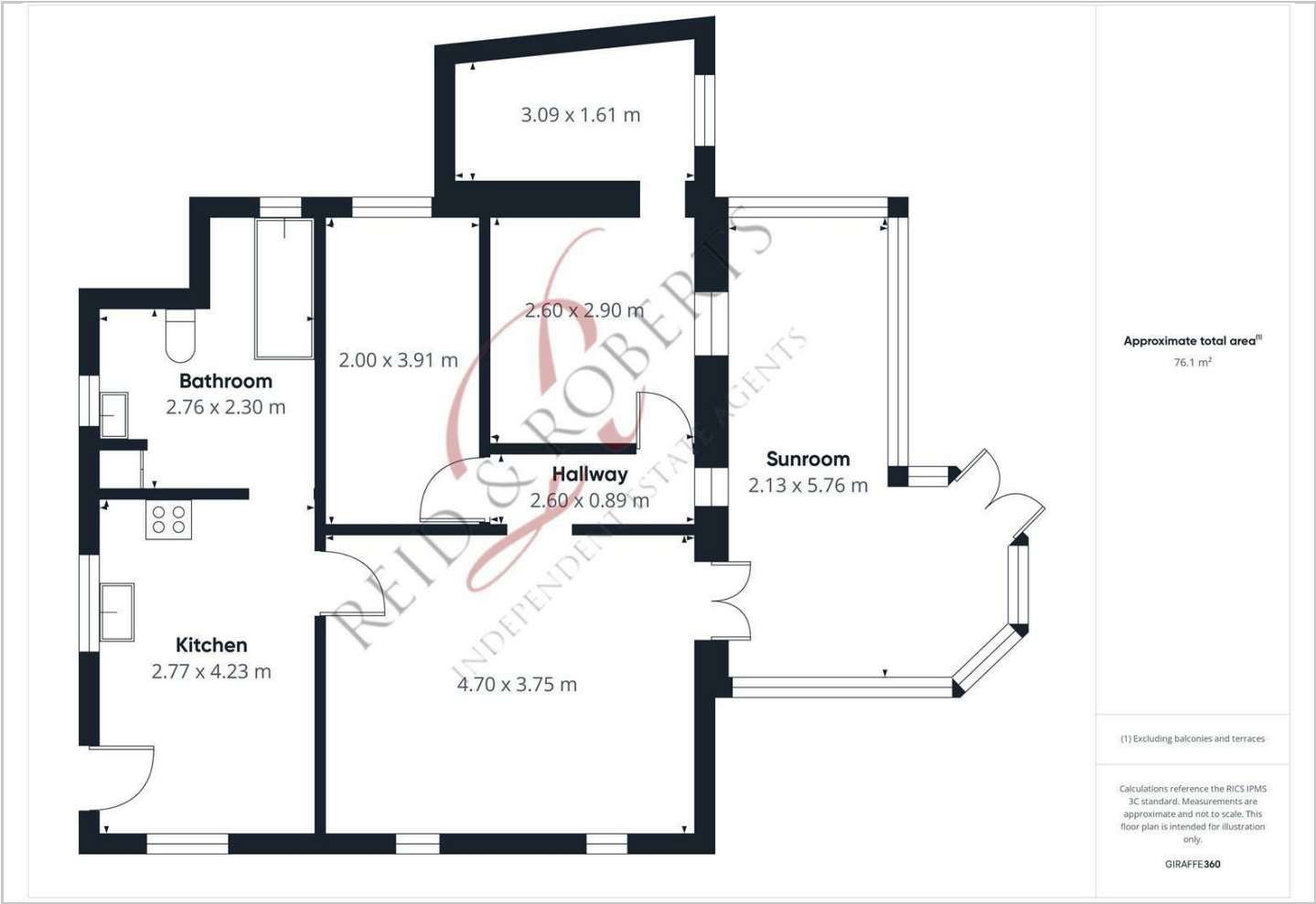
Hybrid Map



Terrain Map



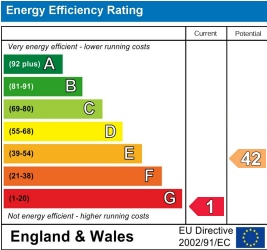
Floor Plan



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



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