



Pentre Road | Halkyn | Holywell | CH8 8BT

Offers in the region of £475,000



ROSE RESIDENTIAL



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Set within generous grounds and enjoying far-reaching views, this beautifully presented three bedroom semi detached cottage offers an appealing blend of charm, character and practical modern living. The property boasts exposed beams, stone fireplaces, and is all complemented by extensive gardens and a superb range of outbuildings.

#### Entrance and Hallway

A bright entrance with vaulted ceiling and tiled flooring, leading into the main living areas through original timber doors.

#### Kitchen

6'2" x 23'11" (1.88m x 7.31m)

A charming country style galley kitchen with vaulted ceilings and exposed beams, offering a warm and characterful feel throughout. The space features solid wood worktops, shaker-style cabinetry and attractive tiled splashbacks. Natural light flows in from the two side facing uPVC double glazed windows, illuminating both the main kitchen area and the adjoining utility space, which includes a deep ceramic Belfast sink above which is a further front facing uPVC double glazed window which enjoys views over the garden and beyond, there are also further fitted units.







## Dining Room

14'8" x 13'1" (4.48m x 3.99m)

A warm and traditional room centred around a striking stone-built fireplace with slate hearth and wood-burning stove. Features include a rear facing uPVC double glazed window, beamed ceiling, radiator and staircase rising to the first floor.

## Lounge

15'1" x 14'3" (4.60m x 4.35m )

This welcoming lounge offers an abundance of character, featuring a striking exposed stone fireplace as its centrepiece, complemented by built-in wooden shelving and cabinetry on either side. A large front facing uPVC double glazed window with wooden shutters allows natural light to filter through, enhancing the warm tones of the décor. Furthermore, a partly glazed uPVC door gives direct access to the patio and garden.

## Stairs and First Floor Landing

Stairs from the dining room rise to the first floor, where doors lead to two bedrooms and the family bathroom. The landing benefits from a rear facing uPVC double glazed window, a radiator, and a further staircase rising to the second floor.

## Bedroom One

13'11" x 14'0" (4.26m x 4.29m)

This beautifully presented double bedroom enjoys an abundance of natural light thanks to the low level, front facing uPVC double glazed window that captures peaceful views perfectly. The room features exposed wooden floorboards, a radiator, and a partially sloping beamed ceiling, while offering plenty of space for freestanding bedroom furniture.

## Bedroom Three

8'0" x 8'9" (2.46m x 2.68m)

Currently used as a single bedroom, this well proportioned room is capable of accommodating a double bed if required. It features a side facing uPVC double glazed window with a deep box window sill, along with a radiator and fitted carpet.

## Bathroom

This modern and well presented bathroom features a white three piece suite comprising a panelled bath with overhead shower, pedestal wash basin and WC. Light, neutral tiling and a sloped ceiling create a bright and airy feel, complemented by a large rear facing uPVC double glazed window. The room is finished with wood-effect flooring and radiator.

## Second Staircase and Landing

A second staircase rises to the top floor platform landing, where a door immediately opens into the second bedroom

## Bedroom Two

13'1" x 13'4" (3.99m x 4.08m)

This spacious top floor bedroom enjoys a charming, partially sloped ceiling with exposed beams, enhancing its character and cosy cottage appeal. A side facing uPVC double glazed window overlooks the garden and allows natural light to flood the room, while the newly fitted carpet and radiator create a warm and comfortable environment.









### Detached Garage

The property boasts a substantial stone built detached garage, featuring timber doors to the front and an impressive interior with exposed ceiling beams creating a practical space ideal for parking, storage or workshop use. There is also a w/c housed in the garage. An external staircase with wrought iron railings leads to a versatile upper-floor room, perfect for use as a gym, hobby space or potential home office (subject to any necessary permissions). Set on a gravelled frontage with easy access, this outbuilding offers exceptional functionality and future potential.

### Utility Room & Log Store

This versatile stone outbuilding provides an excellent additional utility and storage facility. The main section offers a well equipped utility room with tiled flooring, exposed ceiling timbers, fitted worktops, storage cupboards and space for appliances such as a washing machine, dryer and additional fridge-freezer. A separate external access leads into a generous wood store, perfect for logs, garden equipment or seasonal items.

### Gardens

The property enjoys expansive and beautifully maintained gardens, offering sweeping lawned areas bordered by mature trees, established shrubs and natural hedging that provide both privacy and a picturesque backdrop. Several fruit trees add charm and seasonal interest, while a charming timber arbour creates a quiet spot to sit and take in the surroundings. From the raised vantage point beside the outbuilding, far reaching countryside views can be appreciated, enhancing the sense of space and tranquillity. There is a generous gravelled area which provides excellent parking and turning space

### Disclaimer

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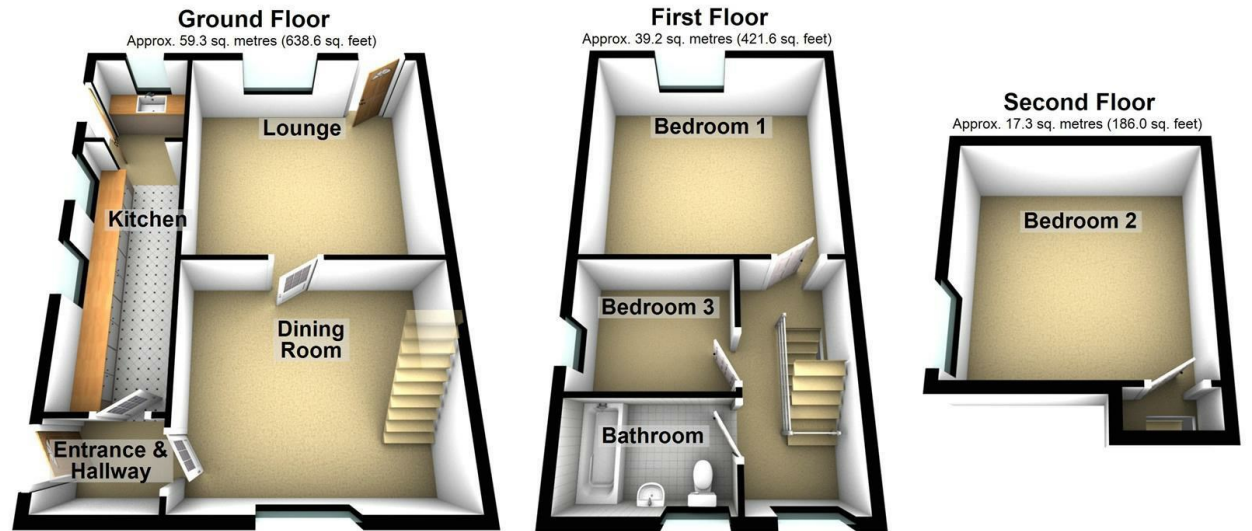
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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