



Plas Cambria Felingonglog Road, Mold, CH7 5UW
£2,250,000

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Plas Cambria is an exceptional family home that was beautifully designed and built, but what truly sets this property apart from the rest is its wonderful idyllic lakeside setting. Set in around eighty-five acres of stunning grounds that incorporate beautiful gardens, vast swathes of woodland and an eighteen-acre lake; It's a place quite like no other. The house itself is surrounded on three sides by the forest and overlooks the lake and hills beyond; its difficult to imagine there's anywhere more beautiful. The property was completely re-built by previous owners who wanted to keep the original style that blends in beautifully with these gorgeous surroundings but has the benefits of a modern home. It has been designed to take full advantage of the lakeside setting. The Fisheries is a unique and charming property within easy motoring distance of Chester, Liverpool and Manchester and around 8 miles from the sea. The main residence and Boat house with its own lake and woodlands enjoys complete seclusion amidst enchanting scenery in a sheltered valley at the foot of the Clwydian Hills.

•Accommodation

Upon entering the property into the hall, you are greeted with a light and spacious feel. With pine flooring and a custom-made pitch pine turned staircase with curved balustrade leading to the first-floor accommodation and gallery landing. From the hall you will access the ground floor accommodation starting with the grand dining room. This delightful room is entered through double doors which are centric to the house entrance and the French doors that lead onto the garden inspired by Charles Mackintosh. This room offers a vaulted glass ceiling and windows to the elevation ensuring a fabulous flow of natural light. Marble fire surround with coal effect gas fire. The kitchen/breakfast room is the heart of the house and flows nicely into a dining room with French doors onto the garden. The kitchen has been designed around a centre island with seating area and over-looks the garden. From the kitchen you go through to the glass room which was a later addition added to the property around ten years ago. "We added the room on from the kitchen, we now have a fabulous open plan kitchen, dining and living space, and that without doubt is our favourite room," says Moira. "It has a huge glass panel on one end and a seven-meter run of bi-folding doors that can be pushed back to create a seamless connection with the outside space. Another great addition to this room is

the woodburner allowing the room to be enjoyed all year round. Also, off the kitchen is a useful pantry cupboard and a utility room. Further accommodation to the ground floor includes a cloakroom, boot room, access to the large double garage, sizeable lounge with open fire and stone surround with views to the lake, a beautifully handcrafted Neville Johnson study which is perfectly designed to take in the views of the garden. Accessed through the sunroom is the heated swimming pool which measures 11mx5m and has underwater lighting. There is a six-seater hot tub and door leading to steam room, shower room and WC. There is also a large storage cupboard and plant room. A spiral staircase takes you to a large room which is used as a gym by the present owners. To the first-floor accommodation you can find fantastic living quarters, with a large family bathroom, five bedrooms three of which offer En-suite facilities and the master bedroom also has walk in his and her dressing room and a study.

•Externally

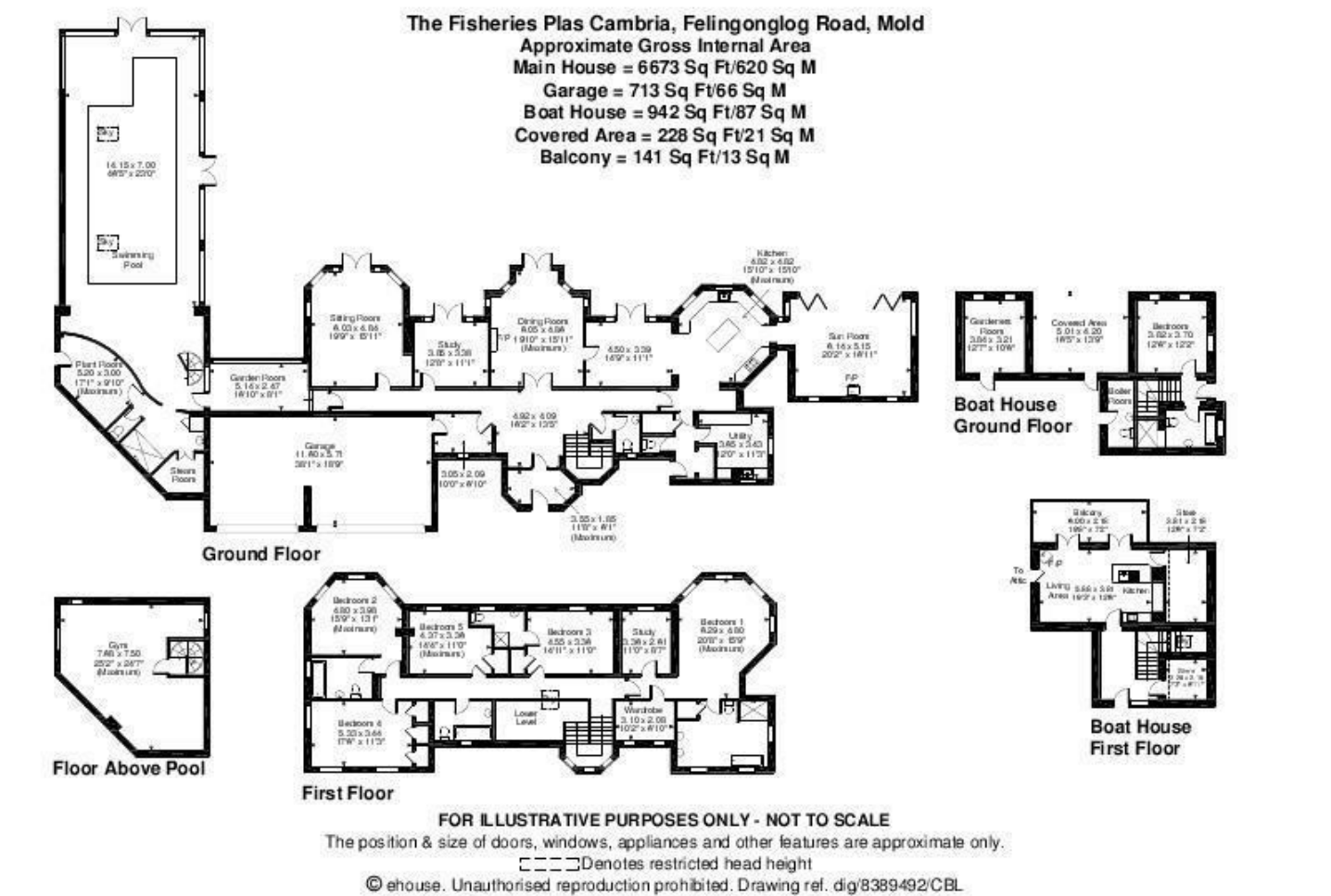
Externally the property sits in a magnificent position overlooking the lake and woodland beyond. There is a covered seating area with lighting and BBQ area. From there is an artificial putting green for any keen golfers, steps down lead to a stunning 'Hartley Botanical Greenhouse'. The grounds have been beautifully landscaped, this is a opportunity to live in this little slice of paradise, which is so far removed from the hustle and bustle of everyday life that it almost has a restorative quality.

However it is totally in touch with civilization. All supermarkets deliver, Caerwys village which is just a few minutes up the road has a butchers, a deli, a post office and a gorgeous little cafe to meet up with friends and for everything else you can head into Chester, which is only half an hour away by car. The lake has been restored and is teeming with life, the woodland has been managed with the help of the Wildlife Trust - and that too is an absolute haven for wildlife, there is a private footpath right the way around the lake. Its truly idyllic and every day you spend there will be an absolute joy."

•The Boat House

The next part of the The Fisheries is the Boat House. Slightly set away from the main residence the property was completely rebuilt in 2018 whilst still retaining the original look. The property offers an open plan kitchen/breakfast room and lounge with twin French doors leading onto balcony. Stairs lead down to a double bedroom and bathroom. Externally you can access the Boiler room and gardeners tea room. The property is used as a holiday let and has been phenomenally successful and was featured in the Times as the fastest let holiday and most recently just won the Silver Medal in the Customer Choice category Of the Sykes Gems Annual Awards"

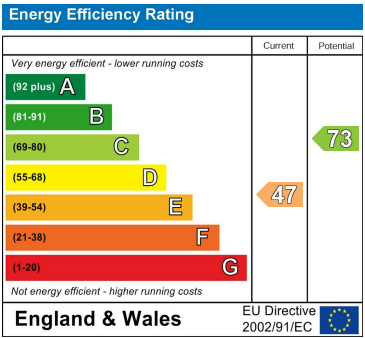
Floor Plan



Area Map



Energy Efficiency Graph



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