

OFFERS OVER

**£575,000**

Pantasaph, CH8 8NS

## PROPERTY SUMMARY

Originally marketed by previous agents at £950,000.

\*\*\* OFFERS INVITED \*\*\*

A fabulous character filled country house situated in its own grounds of approximately 1.4 acres of gardens and woodlands in the scenic village location of Pantasaph.

WHILST THE PROPERTY NEEDS SIGNIFICANT REFURBISHMENT, THIS IS REFLECTED IN THE VERY LOW ASKING PRICE

The property is set in an idyllic countryside location, with no immediate neighbours and has wonderful potential to improve even further adding significant value. It's close to the market town of Holywell with a range of shops, supermarkets, schools, leisure facilities and transport links including the coast road and the A55 North Wales Expressway, providing convenient access to Chester and the major motorway networks.

The accommodation comprises entrance vestibule, entrance hall, four reception rooms and family room open plan to kitchen, utility room, and WC to the ground floor and six bedrooms with two being en-suite,

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LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
I

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Approximate total area<sup>(1)</sup>  
 1812.71 ft<sup>2</sup>  
 168.41 m<sup>2</sup>

Reduced headroom  
 2.80 ft<sup>2</sup>  
 0.26 m<sup>2</sup>



Open House North Wales