

## Offers in the Region of £475,000

- 3 Bedroom Former Chapel
- Large Lounge and Kitchen
- Solar Panels and Battery
- Air Source Heating and Log Burner
- Detached Guest House and Timber Summer House
- Newly Fitted Heating System with New Radiators
- Beautiful, Well Established Gardens
- Stunning Rural Views with Newly Fitted Double Glazing Throughout



A rare opportunity to own an historic chapel set in an area of outstanding natural beauty on the stunning and rural Nercwys Mountain, recently undergone a modernisation project with solar panels, solar battery, brand new heating system, with air source pump and new radiators and brand new PVC double glazing throughout.

The well appointed house needs cosmetic modernisation and is set on a stunning plot with idyllic garden and breathtaking views.

There is a 20ft x 20ft detached brick built guest house with open plan living space, bathroom and bedroom, there is also a timber summerhouse.

A perfect holiday home, summer retreat or rural home within walking distance of 2 country pubs, the historic market town of Mold is only a short drive away, set on the south side of Nercwys Mountain forest there are a vast selection of walks and all that country life has to offer





#### Front

Set back from a quiet country lane there is a driveway with space for up to 2 vehicles, plus additional pull in driving opposite. An iron gate which opens to the gardens giving access to a wooden summer house and detached guest house with pathway. A wooden door opening to the Kitchen

#### Kitchen 20' 0" x 17' 0" (6.09m x 5.18m)

A range of fitted wall, drawer and base units, belfast sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, space for an AGA oven, built in oven with electric hob and canopy extractor hood over. Red quarry tiled floor, newly fitted PVC double glazed window to side and rear, newly fitted wall mounted radiator. Doors to inner hallway, lounge and storage cupboard housing a newly fitted solar panel battery

#### Lounge 20' 0" x 10' 0" (6.09m x 3.05m)

Quarry tiled floor, newly fitted PVC double glazed windows to front and side with stunning woodland views, log burner fire with mantle surround, two newly fitted wall mounted radiators



#### Bathroom 8' 0" x 11' 0" (2.44m x 3.35m)

A suite comprising a cast iron bath with shower plumbed in over, wash hand basin and low level WC. Quarry tiled floor, newly fitted PVC double glazed window to the rear garden, newly fitted wall mounted radiator

#### Inner Hallway

Newly fitted wall mounted radiator, stairs to the first floor, door to bathroom

#### Landing

Doors to bedrooms

#### Bedroom One 27' 0" x 11' 0" (8.22m x 3.35m)

A large, spacious open room with exposed wooden beam ceiling and wall features, newly fitted PVC double glazed window to the side with clear views over Mold as far as Cheshire. South facing Velux window to rear overlooking the garden, newly fitted wall mounted radiator, laminate floor



#### Bedroom Two 18' 0" x 13' 0" (5.48m x 3.96m)

Velux window to front, newly fitted wall mounted radiator, alcove storage, suspended timber floor



#### Bedroom Three 13' 0" x 7' 5" (3.96m x 2.26m)

South facing Velux window to rear, newly fitted wall mounted radiator, laminate floor

#### Guest House 20' 0" x 20' 0" (6.09m x 6.09m)

A detached brick built guest house with an open plan lounge and kitchen area, a bathroom comprising a shower cubical, WC and wash hand basin and stairs to a first floor attic bedroom with velux windows. The Guest House has a log burner fire and PVC double glazed windows with double glazed french doors opening to the garden

#### Summer House

A beautiful and solid timber summer house with sheltered porch

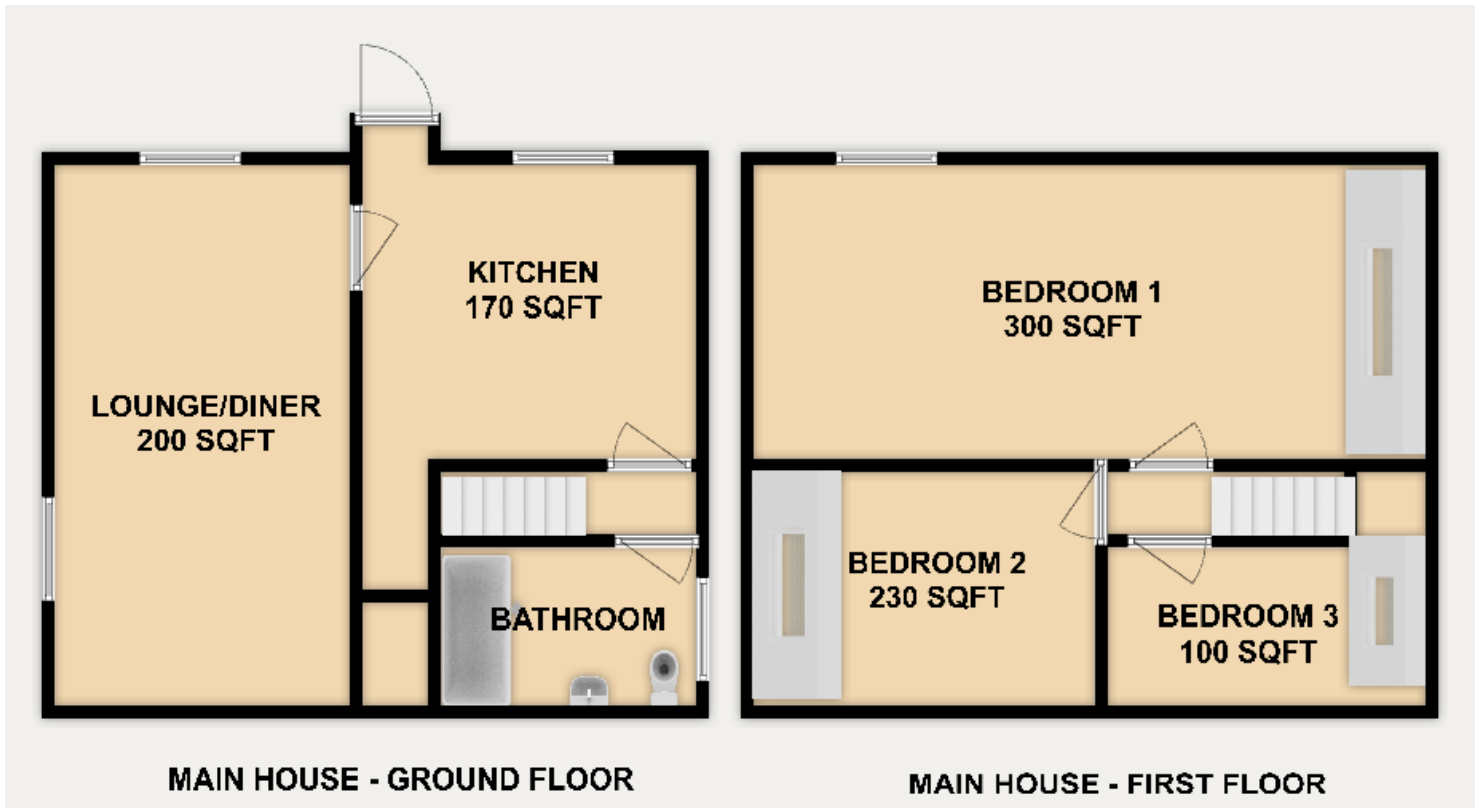
## Garden

Set within a stunning wrap around garden with raised lawn area, pebbled patio area and a wealth of mature trees, shrubs and flower beds.

An idyllic and private garden with stunning surrounding woodland and beautiful unobscured views for miles around



## MAIN HOUSE FLOORPLAN



## GUEST HOUSE FLOORPLAN

