

# Tri Mostyn, Holywell, CH8 9AW

**Grow**  
SALES + LETTINGS

**Price: £550,000**



An absolutely stunning, 4 double bedroom, 2 reception room, 3 bathrooms, 2 sunroom family home. Set prominently on the ground floor with a 23ft first floor lounge with roof terrace, this amazing and luxury property would suit a variety of families.

The garden is huge and set on a 0.4 acre plot backing onto neighbouring paddocks with unspoilt views right over the Clwydian Range and beyond.

A large driveway offering ample off road parking with EV car charge point, dry stone wall features and a wealth of Oak ceiling beams throughout Tre Hen is a beautifully presented and unique home set in the heart of rural North Wales.

There is easy access to Chester, Liverpool, Manchester and North Wales plus a 14ft home office making it a perfect commuter home

This property genuinely needs to be seen to appreciate its sheer beauty and viewing is essential

- LUXURY DETACHED HOME
- AMPLE OFF ROAD PARKING
- RURAL LOCATION
- \* 4 DOUBLE BEDROOMS
- \* LARGE REAR GARDEN
- \* SET ON 0.4 ACRE PLOT
- \* 3 BATHROOMS
- \* STUNNING VIEWS
- \* ROOF TERRACE
- \* 2 SUNROOMS
- \* HOME OFFICE
- \* EV CAR CHARGER

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**Front**

Set back from the road with a large driveway offering off road parking for multiple vehicles, A dry stone wall surround with a front garden laid to decorative patio with a wealth of beautifully maintained shrubs and flower beds.

Access to the rear garden via a timber gate, access to the sun room via PVC double glazed french doors. A decorative composite door opening to a porch

**Porch**

Glazed brick windows to each side, opening to the dining room

**Dining Room 22' 4" x 13' 2" (6.80m x 4.01m)**

Wood burner fire with reclaimed wood mantle and slate hearth, decorative solid oak wood ceiling beam features, two PVC double glazed windows to the front aspect, wall mounted radiator.

Solid oak doors to Home Office and Sunroom



**Home Office 14' 2" x 6' 9" (4.31m x 2.06m)**

PVC double glazed window to the side, quarry tiled floor, floor mounted boiler, exposed beam ceiling feature and exposed brick feature wall, wall mounted radiator

**Sun Room 20' 9" x 6' 9" (6.32m x 2.06m)**

PVC double glazed floor to ceiling box bay window to the rear garden, exposed brick feature wall, quarry tiled floor, exposed timber ceiling beams, wall mounted radiator, under stairs storage cupboard opening to inner hallway, door to kitchen, stylish stairs to the first floor



**Kitchen 13' 9" x 8' 6" (4.19m x 2.59m)**

A range of modern wall, drawer and base units, marble effect worktop with sink unit with mixer tap, space for a fridge freezer, plumbing for dish washer, inset electric hob with oven under. Brick style splashbacks, PVC double glazed window overlooking the rear garden, wall mounted radiator, door to the second sunroom

**Sunroom 15' 0" x 8' 6" (4.57m x 2.59m)**

PVC double glazed french doors opening to the rear garden and PVC double glazed french doors opening to the front, PVC double glazed floor to ceiling windows each side of the french doors, tiled floor, wall mounted heater, stable style oak sliding door to inner hallway



**Inner hallway**

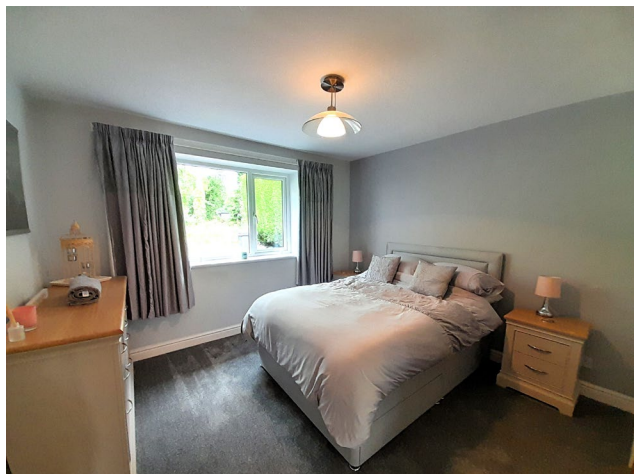
Tiled floors, solid Oak doors to bedroom four and utility room

**Utility 9' 9" x 6' 3" (2.97m x 1.90m)**

A range of fitted wall, drawer and base units with built in wine rack, tiles splashbacks, inset 1.5 bowl wink unit with mixer tap, plumbing for washing machine and space for tumble dryer, PVC double glazed window overlooking the rear garden, wall mounted heater

**Bedroom Four** 11' 8" x 10' 4" (3.55m x 3.15m)

PVC double glazed window to the front aspect, wall mounted heater, solid Oak door to ensuite



**Ensuite**

A modern suite comprising a shower cubicle with power shower, pedestal wash hand basin and closed coupled cistern WC, tiled walls and floor, wall mounted chrome towel radiator

**Landing**

Wood panelled doors to Bedrooms, bathroom and large storage cupboard, two velux roof windows

**Family Bathroom**

A very stylish and high end bathroom suite comprising a sunken jacuzzi bath with tiled surround, circular wash hand basin and enclosed cistern WC. Tiled walls and floor, wall lights, access to roof space, chrome towel radiator and underfloor heating



**Bedroom Three** 11' 11" x 9' 5" (3.63m x 2.87m)

PVC double glazed window to front aspect, wall mounted radiator

**Bedroom Two** 11' 2" x 9' 8" (3.40m x 2.94m)

PVC double glazed window to front aspect, wall mounted radiator

**Bedroom One** 16' 7" x 12' 2" (5.05m x 3.71m)

A large suite with floor to ceiling PVC double glazed windows overlooking the rear garden, wall mounted radiator, exposed timber ceiling features, solid Oak door to a large ensuite



**Ensuite** 10' 6" x 5' 7" (3.20m x 1.70m)

A large suite comprising a walk in shower with power shower, dual vanity wash hand basins with cupboards and worktop, and an enclosed cistern WC. Tiled walls and ceiling, wall mounted towel radiator and underfloor heating, PVC double glazed window to the rear garden



**First Floor Lounge 22' 9" x 19' 5" (6.93m x 5.91m)**

A vast and stunning room with two PVC double glazed windows to the front aspect, PVC decorative window to the side aspect, PVC double glazed french doors with PVC floor to ceiling windows either side opening to the roof terrace. Exposed Oak ceiling beam features



**Roof Terrace**

Split over two levels with paved walkway and decorative pebbles, with the most beautiful views over the large rear garden and far reaching fields and hills



**Rear Garden**

A vast and stunningly landscaped garden laid mostly to lawn with a large selection of mature trees, hedges, shrubs and flower beds and backing onto a neighbouring paddock with far reaching views over the Clwydian Range

Upon exiting the sunroom there is a timber walkway with pebbled pathway leading to the lawn area with an established fish pond. A large patio area with established flower beds and dry stone wall features.

A detached brick built workshop with power points and lights with raised vegetable patch In the middle of the lawn is a raised flower patio area accessed via stone steps offering the most spectacular views including the neighbouring paddock with is often visited by Alpacas, sheep, chickens and horses



# FLOORPLAN

