

Nercwys Road, Nercwys

Asking price £900,000



- FIVE BEDROOM FARMHOUSE DATING BACK TO 1720
- FOUR BEDROOMS WITH ENSUITES
- THREE RECEPTION ROOMS
- ATTACHED BARN IDEAL FOR FURTHER LIVING SPACE
- AMPLE OUTDOOR SPACE
- STUNNING VIEWS OVER COUNTRYSIDE



Nercwys Road, Nercwys

FOUR DOUBLE BEDROOMS WITH ENSUITES* *THREE RECEPTION ROOMS* *AMPLE OFF ROAD PARKING
SOUGHT AFTER LOCATION* *VIEWINGS HIGHLY RECOMMENDED

Reid & Roberts Estate Agents are delighted to offer For Sale This Stunning Five Bedroom Farmhouse offered to the market with an Attached Unconverted Barn with the potential to be further living space with the right planning consents, larger than average private garden to the rear with views across surrounding countryside and over towards Moel Famau, ample off road parking for several vehicles to the front of the property as well as being situated on a large plot within the sought after village location of Nercwys which has the added benefit of being close to local amenities including the Market Town of Mold but yet having a rural countryside feel.

The current owners of the property run a successful bed and breakfast company meaning the property is sold with an income potential.

The property offers a remarkable amount of indoor space having Three Large Reception Rooms together with a good sized Kitchen/ Breakfast Room. To the front of the property you will find access into the Boot/ Linen Room, Dog Room, Laundry Room and Plant Room again offering more indoor space for activities and household duties. The first floor accommodation offers a Large Master Bedroom together with Dressing Room and a Bathroom Suite, a further Three Double Bedrooms (all ensuite) and a Further Double Bedroom can be found Downstairs.

This larger than average property benefits from having ample outdoor space to match and includes off road parking for several vehicles to the front of the property giving access to both the farmhouse and the barn together with views across the adjacent countryside and farmland. The rear offers a larger than average enclosed garden which has a wide lawned area with mature hedging to all the boundaries with views across countryside and over towards Moel Famau, paved patio area to the rear of the property which gains access

Location

Nercwys is a rural village and community in Flintshire which is surrounded by open countryside and has a local school and bus routes to Mold town centre which is approximately 3 miles away which offers a wider range of shops, primary schools, secondary schools, recreational facilities, library and a variety of supermarkets. The A55 is close by which offers a link up to the main motorway networks across the North and North West Regions.

Accommodation Comprises

Stoned steps leads up to:

Canopy Porch

Courtesy light with wooden door leading into:

Reception Hallway

2.4m x 1.4m (7'10" x 4'7")

Stone flooring, double panelled radiator, built in double cupboard housing the electric fuse box and fitted shelving. Doors lead into:

Kitchen/ Breakfast Room

5m x 4.8m (16'5" x 15'9")

Housing an extensive range of wall and base units with complementary marble effect work tops over, inset stainless steel sink unit with mixer taps over and splash back tiling, inglenook surround housing a range cooker with six ring gas hob and fitted extractor fan over, built in island with breakfast bar and space for white goods, space for fridge freezer, tiled flooring, fitted spotlights, smoke alarm, door leading to the first floor accommodation and double doors lead into the dining room, double panelled radiator and a double glazed window to the front elevation.

Wooden door leads into:

Utility Room

2.3m x 2.1m (7'7" x 6'11")

Stone steps leading into the room where you will find a range of wall and base units with complementary work tops over, inset stainless steel sink unit with mixer taps over and splash back tiling, void and plumbing for



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dishwasher, central ceiling light, partially panelled walls and a double glazed window to the front elevation. Door leading out to the front of the property.

Double Door Off The Kitchen Leads into:

Dining Room/ Conservatory

7.8m x 2.8m (25'7" x 9'2")

Exposed stone walls, vaulted ceiling with central beams, exposed brick wall to one side, quarry tiled flooring, double panelled radiator, double glazed wooden windows to the rear elevation overlooking the rear garden with double glazed patio doors leading out onto the rear patio area.

Quarry tiled steps lead down to:

Downstairs WC

2.9m x 1.1m (9'6" x 3'7")

Tongue and groove panels to dado height, hand basin, double panelled radiator, tiled flooring and smoke alarm. Tiled step and door up to the toilet which houses a low flush WC, tongue and groove panelled walls to the dado height and tiled flooring measuring 1.5m x 0.9m.

Door Off Reception Hallway Leads into:

Sitting Room

5.2m x 4.9m (17'1" x 16'1")

Two double glazed windows to the side elevation with deep cills, further single glazed window overlooking the dining room, double panelled radiator, central ceiling beam, exposed brick work, quarry tiled flooring, feature inglenook fire housing large cast iron Hunter log burner raised upon a slate hearth with wooden mantle over, Airband point and three ceiling lights.

Wooden door leads into:

Lounge

4.9m x 4.5m (16'1" x 14'9")

Double glazed picture window to the side elevation overlooking the rear garden with deep cill and window seat, further double glazed window to the rear elevation, central ceiling beam, feature stone fireplace housing an open fire raised upon a stone hearth, solid Welsh oak flooring, three wall light sockets, smoke alarm and door leads into the dining room/ conservatory.

Door Off The Sitting Room Leads Into:

Bedroom Five

5.3m x 4.69m (17'5" x 15'5")

Double glazed windows to the front and side elevation, feature brick inglenook fireplace housing an open fire with

wooden mantle over, quarry tiled flooring, under stairs storage cupboard, smoke alarm and four wall light sockets.

First Floor Accommodation

Galleried Landing

8.4m x 1.6m narrowing to 1.2m (27'7" x 5'3" narrowing to 3'11")

Double glazed window to the side elevation, further double glazed window overlooking the garden, double panelled radiator, two central ceiling lights, smoke and heat alarm, built in airing cupboard with slatted shelving and a display recess.

Doors leading off to:

Sitting/ Dressing Room

3.9m x 3.8m (12'10" x 12'6")

Double glazed window to the front elevation, single panelled radiator and a loft access point.

Doors leading into:

Bathroom

3.5m x 1.8m (11'6" x 5'11")

Larger than average room housing a four piece suite comprising: panelled bath with electric shower attachment over, pedestal sink unit with mixer taps over, bidet, low flush WC, fully tiled walls, vinyl flooring and a double glazed frosted window to the side elevation.

Master Bedroom

4.3m x 3.6m (14'1" x 11'10")

Double glazed window to the front elevation, double panelled radiator, two wall light sockets, triple fitted wardrobes providing hanging rail and fitted shelving and a sky plus point.

Door opening to stair case leading to the Kitchen/ Breakfast room.

Bedroom Two

5m x 2.9m (16'5" x 9'6")

Double glazed bow window to the side elevation, further double glazed window to the rear elevation overlooking farmland and over towards Moel Famau, two double panelled radiators and two wall light sockets.

Door leading into:

Ensuite

3.2m x 1.4m (10'6" x 4'7")

Modern three piece suite comprising: fully tiled double shower cubicle with electric shower over, low flush WC, built in vanity unit with recessed sink, fully tiled wall and flooring, high ceiling, fixed mirror, shaver socket and a







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single glazed window to the rear elevation overlooking adjacent farmland.

Bedroom Three

3.9m x 3.3m excluding recess 1.3m x 1.1m (12'10" x 10'10" excluding recess 4'3" x 3'7")
Double glazed window to the side elevation over looking adjacent farmland, double panelled radiator, loft access point and two wall light points.
Door leading into:

Ensuite

2.1m x 1.3m (6'11" x 4'3")
Modern three piece suite comprising: fully tiled shower cubicle with automatic hot water system shower over, built in vanity unit with recessed hand basin and close coupled WC, fully tiled to walls and floor, high ceiling with central light, shaver socket, extractor fan and a fixed mirror.

Bedroom Four

4.3m x 3.4m (14'1" x 11'2")
Double glazed window to the front elevation, double panelled radiator, two wall light sockets, loft access point and cast iron fire.
Door leads into:

Ensuite

1.8m x 1.3m (5'11" x 4'3")
Modern three piece suite comprising: low flush WC, pedestal sink unit with mixer taps over, fully tiled shower cubicle with automatic hot water system, shaver socket, fully tiled walls and flooring, extractor fan, fitted spotlights and a double glazed window to the side front elevation.

Door Off The Front Of The Property Leads Into:

Laundry Room

4.1m x 2.4m (13'5" x 7'10")
Void and plumbing for washing machine, further space for white goods, free standing Belfast sink with hot and cold water taps over, exposed stone walls, beamed ceiling, light and power.
Door leads into:

Boot/ Linen Room

2.1m x 2m (6'11" x 6'7")
Wooden effect laminate flooring with access into:

Dog Room

2.1m x 1.6m (6'11" x 5'3")

Built in vanity unit with recessed sink, panelled bath with mixer taps over and splash back tiling.

Plant Room

4.7m x 2.2m (15'5" x 7'3")
Worcester Heatsafe oil fired boiler, booster pump water system with two large water storage tanks, well pump and filters, light and power, slight sloping ceiling with florescent light and the electric consumer unit.

Outside

To The Front

The property is accessed via a gravelled lane leading up to a gravelled and concrete area at the front of the property providing ample space for 'Off Road' parking and access into the laundry room, the plant room, utility room and into the reception hallway of the property. Gravel extends to the side of the property giving access into the rear garden.

To The Rear

You will find a larger than average garden which is mainly laid to lawn housing a vast variety of mature shrubs, flowers, bushes and hedging to borders and boundaries giving a very private aspect to the property together with views across adjacent farmland and towards Moel Fammau, concrete paved patio area ideal for outdoor dining and relaxing to the rear of the property giving access into the dining room/ conservatory.

The Barn

Stone built barn dating back to 1801 with three feature owl windows to the front elevation and three arch doors leading into:

Room One

11.9m x 4.7m (39'1" x 15'5")
Original steps leading up to the previously first floor, exposed central ceiling beams, seven windows to the front and side elevations, further six arrow windows to the front and side elevation.
Door leading into:

Room Two

6.5m x 2.1m (21'4" x 6'11")
Opening to the rear leading out into the rear garden, vaulted ceiling and one arrow window to the rear elevation.
Square opening leads into:

Room Three

5.4m x 2.1m (17'9" x 6'11")



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Vaulted ceiling, two arrow windows to the side and front elevation, further open window to the rear elevation and two doors leading into room one.

Room Four

4.5m x 4.3m (14'9" x 14'1")

This room is accessed via a wooden door on the side of the property, further access door into the other rooms, two windows to the front elevation, further window to the rear elevation, slate roof with open exposed beams and stone flooring.

Two outside pig sty's attached.

Outside

To The Front

The property is approached via concrete paved driveway providing 'Off Road' parking for several vehicles and provides access into the front of the property and extends to the side.

To The Rear

To the rear you will find a larger than average mainly laid to lawn garden with mature hedging, bushes and trees to the boundaries providing a great deal of privacy and the benefit of not being overlooked, extends around the side and leads to the front of the property also offering views across adjacent countryside and farm land.

Council Tax Band H

Directions

From the Agents Office in Mold continue up towards the traffic lights where you will turn left onto Wrexham Street, continue along this road for 0.7 miles and then turn right, in another 0.4 miles turn right onto Nercwys Road, on the right hand side you will see a small white Livery sign, turn right at this point. Continue along this lane and the property can be found straight ahead of you and both the property and the turning can be made by way of our For Sale Board.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice - During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/ sanitise your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT. PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do you have a property to sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lisa Roberts to visit your property to give you an up to date market valuation free of charge with no obligation.

Opening Hours

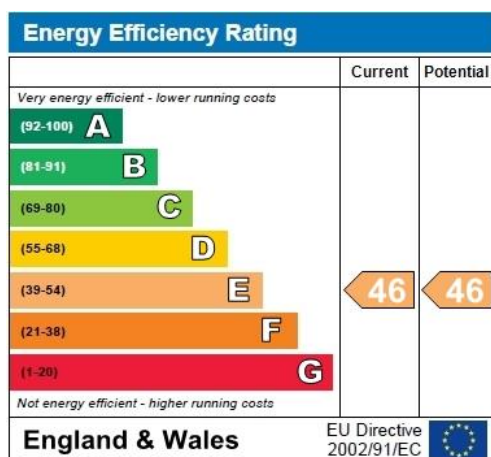
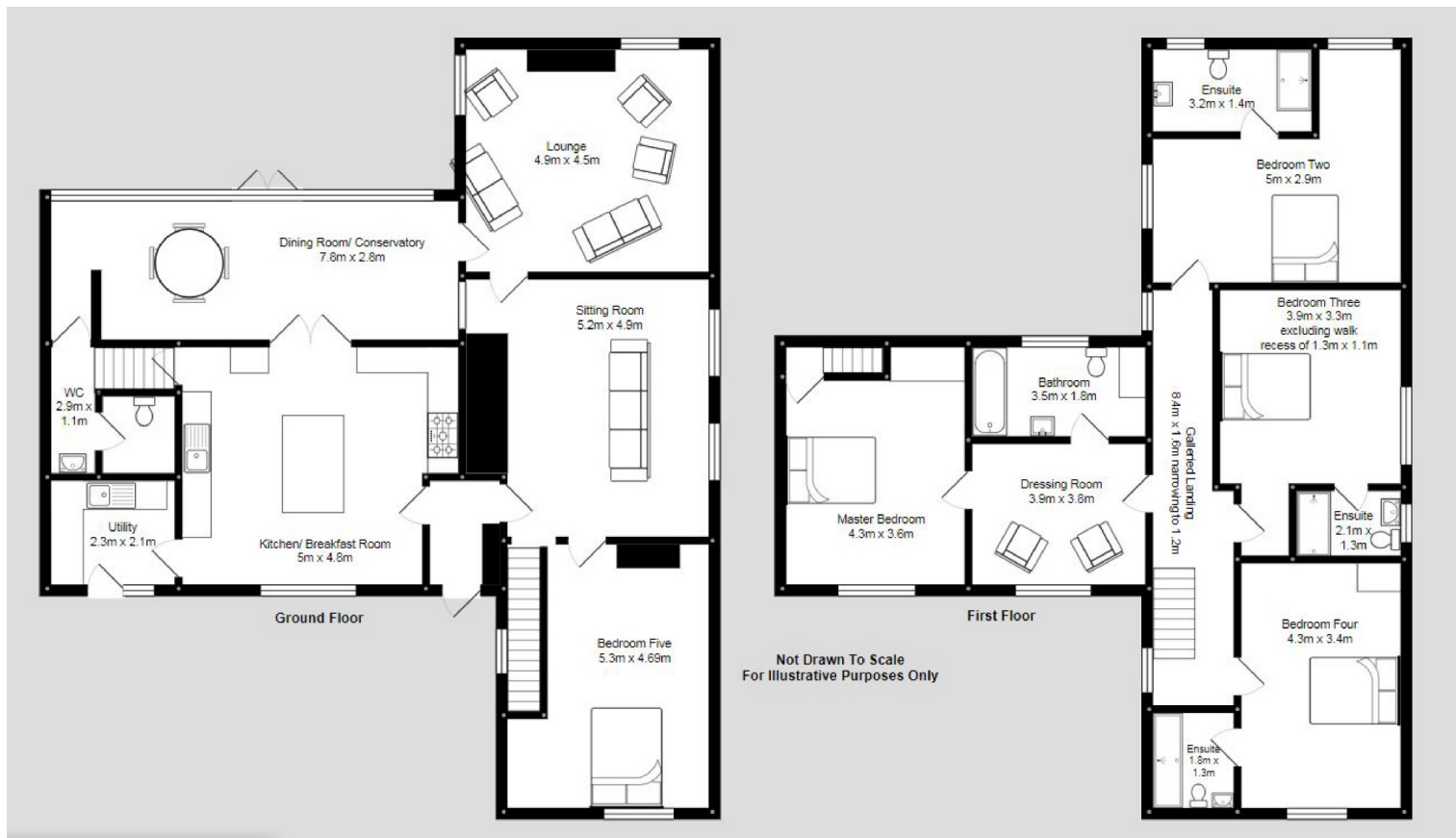
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK.

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