

Star Crossing Road, Cilcain

Asking price £575,000



- THREE STOREY DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- DUAL ENTRANCE
- AMPLE OFF ROAD PARKING & DOUBLE DETACHED GARAGE



Star Crossing Road, Cilcain

*BUILT IN 1904 *TRADITIONAL THREE STOREY PROPERTY* *GARDENS TO THE FRONT, SIDE AND REAR*
*SWEEPING LONG DRIVEWAY *AMPLE OFF ROAD PARKING WITH DOUBLE GARAGE* *SOUGHT AFTER
LOCATION* *VIEWINGS HIGHLY RECOMMENDED*

Reid & Roberts Estate Agents are delighted to offer For Sale this very special Three Storey Detached Property in the much sought after village of Cilcain. Cilan Lodge is offered to the market with Six Bedrooms, Three Reception Rooms, Private Aspect Gardens to All Elevations and has the potential to become a stunning family home.

If you are looking for a rural property that has scope for further enhancement and is still close to local amenities and travel links, then this property could present the perfect opportunity.

To the ground floor you will find a large Reception Hallway with stairs to the first floor and doors leading off into the Three Reception Rooms to include a Lounge with Bay Window overlooking the front garden, Dining Room and East Facing Morning Room with door leading into the Downstairs Shower Room. Off The Reception Hallway you will also find the Good Sized Kitchen with Utility Room and Rear Porch.

The first floor has a Split Level Landing providing access into the Main Bathroom and Separate WC with further steps leading up to the second Landing with doors off into the Four Double Bedrooms and a turned staircase leading to the Second Floor Accommodation with two further Bedrooms with views across the front gardens and countryside beyond.

This is a double fronted property with one entrance leading onto gravelled circular driveway providing access to the feature canopy wrap around porch with outside lighting as well as the vast variety of flowers, shrubs, bushes and mature hedging to the boundaries which give this property it's private aspect.

Location

Cilcain is a popular rural community set in the heart of Flintshire and within 1.5 miles of the Clwydian Country Park. The village is centred around the popular White Horse Inn and also has a village shop, community centre and primary school. Transport links are good and the near by market town of Mold offers a wider range of amenities including supermarkets, restaurants, leisure facilities and the Theatre. Thinking of the commute? The A55 is close-by which offers a link-up to the main motorway networks across the North West Region and also the rest of North Wales. Cilan Lodge has been associated with the very popular 'Cilcain Show' since it begin - <http://www.cilcainshow.org.uk/showhistory40.html>

Accommodation Comprises:

Feature wrap around canopy porch with stone step leading up to a single glazed wooden door opening into:

Reception Hallway

Stair case rises to the first floor accommodation, double fitted cloak cupboard providing hanging rail and storage space, PIR sensor and high ceiling.

Doors lead into:

Lounge

6.17m x 3.96m (20'3" x 13'0")

Double glazed bay window to the front elevation with secondary glazing overlooking the garden and fields beyond, tiled fire surround with matching tiled hearth housing an open fire, single panelled radiator, telephone point, aerial socket, high ceiling with deep decorative coving, fitted dado rail, deep fitted skirting boards and a PIR sensor.

Dining Room

4.29m x 3.96m (14'1" x 13'0")

Double Glazed window to the front elevation with secondary glazing overlooking the garden and fields beyond, double panelled radiator, deep decorative coved ceiling and PIR sensor.

Door off The Reception Hallway Lead into:

Morning Room

4.24m x 3.63m (13'11" x 11'11")

Double glazed bay window to the East Facing side elevation with secondary glazing overlooking the side garden, single



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panelled radiator, telephone point, aerial socket and high deep coved ceiling.

Door leads into:

Shower Room

3.05 x 2.96m (10'0" x 9'9")

Three piece suite comprises: corner panelled shower cubicle with fitted hand rail and seat, low flush WC, pedestal sink unit with mixer tap over, tiled walls to the dado height, vinyl flooring, single panelled radiator and a double glazed frosted window to the side and rear elevation both with secondary glazing.

Door Off Reception Hallway Leads Into:

Kitchen

4.09m x 3.61m (13'5" x 11'10")

Housing a range of wall and base units with complimentary roll top work surfaces over, inset one and a half bowl sink unit with mixer tap over, built in electric oven with four ring electric hob over, high ceiling, fitted alarm panel, fluorescent lighting, vinyl flooring, single panelled radiator and a wall mounted electric fuse box and meter.

Door leads into:

Utility Room

4.39m x 2.11m (14'5" x 6'11")

Range of fitted units, inset sink unit with hot and cold water taps over, quarry tiled flooring, single panelled radiator and a two double glazed windows to the side and rear elevations both with secondary glazing.

Door leads to boiler room

Kitchen leads to:

Rear Porch

2.69m x 1.55m (8'10" x 5'1")

Double glazed windows to the side and rear elevations both with secondary glazing, high ceiling, vinyl flooring and a Upvc double glazed door opening to the side of the property.

First Floor Accommodation

Split Level Landing

Original decorative leaded window to the side elevation with secondary glazing.

Doors lead into:

Bathroom

2.16m x 2.13m (7'1" x 7'0")

Two piece suite comprises: panelled bath with shower attachment over and shower screen across (not tested), pedestal sink unit with mixer tap over, exposed wooden floor boards and a wooden glazed frosted window to the side elevation with secondary glazing.

WC

Low flush WC, single panelled radiator, exposed wooden floor boards and a wooden glazed frosted window to the rear elevation with secondary glazing.

Steps From Split Level Landing Lead To:

Landing

Turned stair case rises to the first floor accommodation, built in double cupboard providing hanging rail and storage space and housing the hot water cylinder, high deep coved ceiling with PIR sensor and smoke alarm.

Doors lead into:

Bedroom One

4.27m x 4.11m (14'0" x 13'6")

Double glazed window to the front elevation overlooking the garden and to the fields beyond, double panelled radiator, decorative coved ceiling, pedestal sink unit with splash back marble and fixed mirror.

Archway leads into:

Dressing Room

2.9m x 1.5m (9'6" x 4'11")

Double glazed window to the front elevation overlooking the garden and to fields beyond.

Bedroom Two

5.28m x 4.19m (17'4" x 13'9")

Double glazed window to the front elevation overlooking the garden and to fields beyond, double panelled radiator, telephone point, aerial socket, fitted dado rail and high ceiling with deep coving.

Bedroom Three

4.22m x 3.63m (13'10" x 11'11")

Double glazed window to the side elevation overlooking the side garden, double panelled radiator and aerial socket.

Bedroom Four

3.63m x 3.35m (11'11" x 11'0")

Double glazed window to the side elevation overlooking the side garden, double panelled radiator, fitted dado rail and high ceiling with deep coving.

Turned Staircase Leads Into:

Bedroom Five

4.32m x 2.87m (14'2" x 9'5")

Large double glazed window overlooking the front garden and to fields beyond, single panelled radiator, built in wardrobe providing hanging rail, part vaulted ceiling with restricted head room and storage to the eaves.

Bedroom Six









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4.17m x 2.74m (13'8" x 9'0")

Double glazed window to the front elevation overlooking the garden and fields beyond, single panelled radiator, double fitted wardrobes, built in bed and a part vaulted ceiling with restricted head room.

Outside

To The Front

The property is approached via two entrances. The first entrance is accessed via a double wrought iron gate opening onto a gravelled circular driveway providing 'Off Road' parking. You will find a well established garden well stocked with a variety of flowers, shrubs and bushes with mature trees and hedging to the boundaries offering the property a great deal of privacy. The driveway leads to the feature wrap around canopy porch with outside lighting gaining you access to the front entrance. The second entrance is accessed via a single wrought iron gate leading onto the second driveway providing 'Off Road' parking for several vehicles, it extends down providing access into the large double detached garage with oil tank and brick built shed to the rear.

To The Rear

To the rear you will find a larger than average private garden which is mainly laid to lawn and again well stocked with a wide variety of shrubs, flowers and bushes with mature trees and hedging to the boundaries providing the added benefit of not being overlooked. The garden wraps around and extends to the side of the property where you will find further mainly to laid to lawn areas with wrought iron boundary to the rear.

Double Detached Garage

Two up and over doors, two courtesy lights, single glazed window to the side elevation and the oil tank can be found to the rear.

Council Tax Band H

Directions

From the Agents Office in Mold continue down towards the roundabout to which Tesco is situated upon and take the first exit onto Lead Mills and at the next roundabout take the third exit onto Denbigh Road and continue straight for 5 miles. In 5 miles turn left onto Star Crossing Road and arrive at your destination in approximately 0.7 miles and the property can be made by way of our For Sale Board.

Viewings

Viewings are to be accompanied and are strictly by prior appointment through Reid and Roberts Estate Agents. Telephone Mold office on 01352 700070.

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/sanitize 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 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

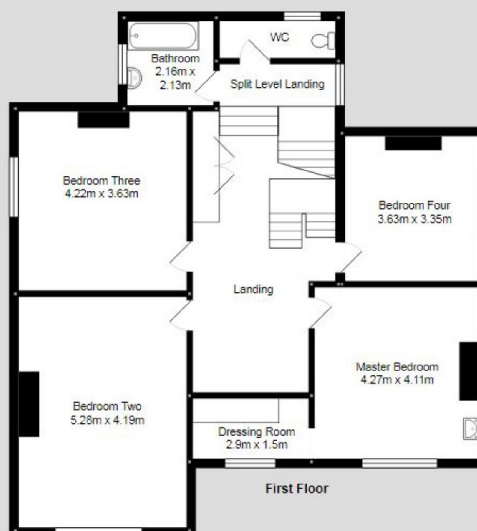
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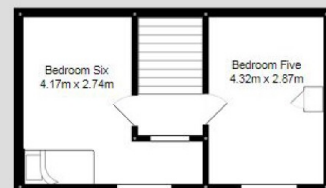




Ground Floor

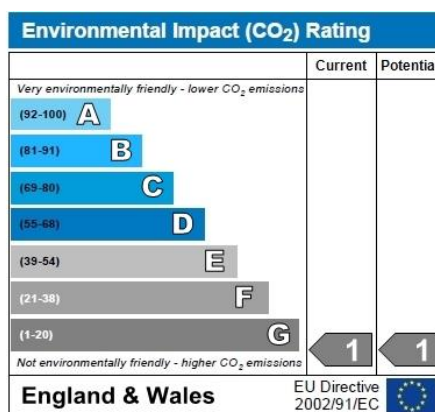
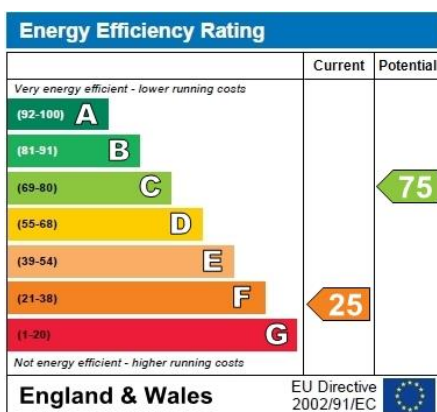


First Floor



Second Floor

Not Drawn To Scale
For Illustrative Purposes Only



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