



Higher Farm House
Oakenholt Lane, Flint, CH6 5SU

J. BRADBURNE PRICE & CO.

*CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & ESTATE AGENTS*



MOLD 5 MILES CHESTER 12 MILES WREXHAM 17 MILES LIVERPOOL 27 MILES MANCHESTER 47 MILES

AN IMPRESSIVE INDIVIDUALLY DESIGNED SELF BUILT JACOBEAN BRICK SPACIOUS FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME WITH LARGE MANICURED GARDENS, KENNELS, CONSIDERABLE OUTBUILDINGS WITH POTENTIAL TO CREATE AN ANNEX SUBJECT TO THE NECESSARY PLANNING CONSENTS, BRICK BUILT STABLES AND PADDOCK, SET IN GROUNDS OF APPROXIMATELY 2.5 ACRES.

THIS PROPERTY IS LOCATED IN A PRIVATE SECLUDED POSITION OFF A COUNTRY LANE, WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE TOWARDS THE DEE ESTUARY AND THE WIRRAL AND HAS BEEN BUILT TO A VERY HIGH SPECIFICATION WITH TASTEFUL FEATURES AND HAS PROVIDED A FAMILY HOME FOR YEARS, FOR THE CURRENT OWNERS WHO HAVE VERY RELUCTANTLY DECIDED IT IS NOW TIME TO DOWN SIZE.

THIS WELL THOUGHT OUT, WELL PRESENTED PROPERTY WITH HIGH DÉCOR PROVIDES SUBSTANTIAL LIVING ACCOMMODATION INCLUDING TO THE GROUND FLOOR LARGE ENTRANCE HALLWAY WITH BRAZILIAN MAHOGONY STAIRCASE, OPEN PLAN LOUNGE WITH GARDEN ACCESS, SEPARATE SNUG ALSO WITH GARDEN ACCESS AND MULTI FUEL BURNER, SITTING ROOM, FARMHOUSE STYLE KITCHEN WITH OIL RAYBURN CENTRAL HEATING AND COOKER, UTILITY AND DOWNSTAIRS WC.

TO THE FIRST FLOOR ARE FOUR DOUBLE BEDROOMS ALL WITH FITTED WARDROBES WITH MASTER BEDROOM BENEFITTING FROM A DRESSING ROOM, EN-SUITE AND BALCONY AND FAMILY BATHROOM.

OUTSIDE SEES LARGE MANICURED LAWNS, BRICK BUILT STABLE BLOCK AND PADDOCK TO THE LOWER GARDEN, KENNELS, TWO LARGE MODERN BRICK OUTBUILDINGS AND DOUBLE GARAGE WITH CARPORT ALL WITHIN THE PROPERTY CURTILAGE THAT ARE PRIME FOR ADAPTION WITH THE POSSIBILITY TO CREATE AN ANNEX SUBJECT TO THE NECESSARY PLANNING CONSENTS.

IT IS A SHORT BUT CONVENIENT DRIVE TO THE A55 PROVIDING EXCELLENT COMMUTER LINKS TO THE NORTH WEST AND NORTH WALES AND IS NEAR TO POPULAR SCHOOLS, LOCAL AMENITIES AND LEISURE INTERESTS SUCH AS GOLF AND CRICKET.



The property is Jacobean brick built under a tiled roof and comprises the following accommodation:

Entrance Porch

Enclosed leads to solid wood front door with full decorative stained glass surround leads into:

Hallway

Wide entrance hallway with exposed Jacobean brick feature walls, wood panel ceiling, bespoke designed quarter turn open brazilian mahogany staircase leading to first floor. Carpet Flooring. Radiator. Providing access to the lounge, downstairs w/c, snug, sitting room and kitchen.

Lounge

Entrance through double arch half decorated statement doors. Open plan for a multi functional family/entertainment space with side aspect sliding patio doors which lead onto the garden. Marble with wood fire surround and marble hearth with inset electric fire, double glazed Argon filled window to the front aspect. Carpet flooring.

Sitting Room

Currently used as a sitting room but could be converted into a dining room. Double glazed Argon filled window to the front aspect. Carpet flooring.

Snug

Cosy room with recessed multifuel burner, slate hearth and inset wood mantle perfect for those winter evenings. Double patio doors to rear elevation lead out onto the garden. Carpet flooring, radiator.

Kitchen

A bespoke designed family dining kitchen having a range of wall and base units, with solid wood cupboard doors, tiled splashbacks, worktops housing a one and a half bowl stainless steel kitchen sink and drainer, and an adjoining breakfast bar. Benefitting from an oil Rayburn stove (providing the central heating and cooking facilities) and a separate integrated hob and oven, Double glazed Argon filled window to rear aspect overlooking the gardens. Wood panel ceiling and tiled flooring.

Utility

Off the kitchen providing additional base and wall units, worktop housing one bowl stainless steel sink and drainer, plumbing for a washing machine and dryer. With continuation of tiling from kitchen and hardwood access door to the side elevation porch. Wood panel ceiling.

Side Entrance Porch

Brick built with two open arches, tiled floor leading to side entrance.

Downstairs w.c.

Decorative glass port hole. White suite comprising w.c and wash hand basin. Part tiled walls and tiled floor.

Landing

Spacious galleried landing leading off to all first floor accommodation. Useful airing/storage cupboard. Wood panel ceiling. Radiator.

Master Bedroom with Dressing Room and Ensuite

Double bedroom with arch leading into dressing room then onto the balcony through the sliding patio doors which provides superb far reaching Wirral and Dee Estuary views ideal for those summer months. Fitted sliding mirrored door wardrobes. Decorative arch window to the side aspect and double glazed Argon filled window to the front aspect. Carpet flooring, radiators.

En-suite: Off the dressing room with white suite comprising w.c and wash hand basin with curved shower enclosure, part tiled walls and tiled floor. Radiator.

Bedroom

Double with double glazed Argon filled window to rear aspect. Recessed built in wardrobe, carpet flooring, radiator.



Bedroom

Double with window to rear aspect. Recessed built in wardrobe, carpet flooring, radiator.

Bedroom

Double with front and side aspect windows. Built in wardrobe. carpet flooring, radiator.

Family Bathroom

White suite comprising w.c, bidet, hand wash basin, cast iron bath, part tiled walls, tiled floor and radiator.

Outside

The property is approached off the country lane via a gated entrance, the right hand block paved drive leads through the manicured gardens which are predominantly laid to lawn on both sides edged with borders, trees and areas of mature shrubs, around the property to the top of the drive where there is a parking area that also leads to the garages and outbuildings.

Garages/Car Port

Brick built part rendered with pitched roof, dormer gable to the front aspect with car port in the middle of the two garages, each with double timber doors to the front, upvc double glazed windows and additional side access door to one.

Outbuildings

Two large brick built outbuildings with pitched tiled roof buildings built to a high standard with roller doors and feature port hole window comprising of a large storage area with open roof. This would provide more than sufficient room for a large vehicle making it suitable for the motor enthusiast. Currently used for garaging and storage purposes with kennel block in between.

Being within the curtilage of the property subject to the necessary planning consents both the outbuildings and the garage/car port have the potential for conversion to provide annexes subject to the necessary planning consents.

Lower Garden

Adjoining the main residence but tucked away and with separate drive leading from the gated entrance, this area extends to approximately 1.5 acres. Comprising a well built brick stable block with pitched roof and paddock area, this self contained area is ideal for those with equestrian or livestock interests.

The sale of the property will be subject to an overage clause of 40% of any uplift in value, triggered when planning permission is granted, for a period of 20 years, this will cover to the construction of a new dwelling on any part of the property, or alteration of any building other than those which currently exist within the immediate curtilage of the main dwelling house.

Services

Mains Electric
Private Drainage
Mains Metered Water
Oil Rayburn Central Heating and Cooker
Argon filled Double Glazing Windows throughout providing more energy efficiency
EPC Rating 'D'

Tenure

Freehold, Vacant Upon Possession

Viewing

Viewing by appointment only, arranged via the Agent J. Bradburne Price & Co

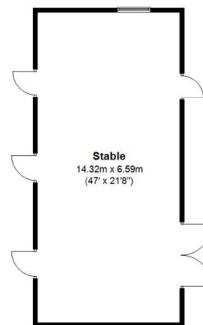
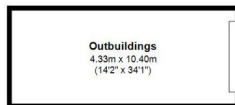
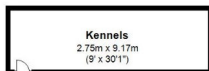
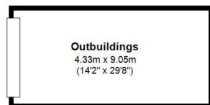
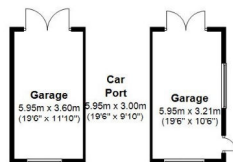
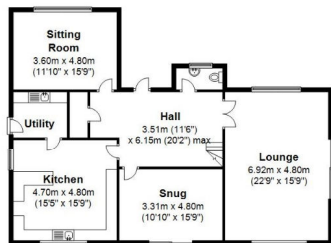
Guide Price

Offers in the region of

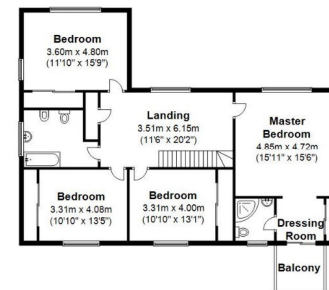
£775,000

Directions: From our offices proceed east along Chester St. At the roundabout take the first exit and continue to the next roundabout taking the fourth exit onto King St/A5119. Continue to the traffic lights bearing left to continue on the A5119, passing through Sychdyn until you reach the traffic lights. At the traffic lights take a right onto B5126, and continue for approximately 0.7 miles before taking a left onto Oakenholt Lane. Continue along the lane and the property is on the right hand side identified by our 'For Sale' sign

Ground Floor



First Floor





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Also at Llanrwst Mart

Disclaimer: Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. The foregoing particulars are intended to give a fair description of the property only, their accuracy is not guaranteed and they do not form part of an offer or contract.