



## White Gables Calcoed Lane

Brynford, Holywell, CH8 8LE

Offers Over £550,000



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## Property Description

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this substantial 4/5 Bedroom family home situated in a semi-rural location with far reaching views over the golf course and adjoining fields. Sat on a substantial plot the property benefits from a wrap around garden with many different elements creating a tranquil place to sit off from the hustle and bustle of everyday life. The current owners have made cosmetic improvements to the property along with a single story extension creating a master suite to the first floor. The accommodation is highly versatile with the additional benefit of a self contained annexe which can be utilised to one's requirements. This property is truly magnificent and must be viewed to fully appreciate the significance.

The ground floor accommodation comprises of Entrance Hall, Kitchen/Breakfast Room, Living Room, Dining Room, Conservatory, Utility Room, Cloakroom, Ground Floor Bedroom. The ground floor has a self contained annexe which comprises of open plan kitchen living diner with log burner, W.C, bedroom with en-suite shower room. To the first floor there are four bedrooms (one having an en suite) and a Family Bathroom.

The self contained Annexe is also very well presented and is made up of an open plan living/dining/kitchen space, a double bedroom a separate W.C and Shower Room. This offers the option of potential rental income or independent living for a family member.

Situated in the popular, peaceful village of Brynford, renowned for its beautiful open countryside ideal for dogs, walking, cycling etc. Close to the market towns of Mold and Holywell which has a good selection of shops and services and has a primary school, a day care nursery for children, a church, a public house and restaurant and a popular golf Course. With close links to the A55 expressway providing easy access to Chester, Liverpool and Manchester

## Accommodation Comprises

The property is approached via double wrought iron gates leading to a block paved driveway providing 'Off Road' parking for a number of vehicles and leading to the front entrance.

### Reception Hallway

23'0" x 16'3" (7.02m x 4.96m)

Offering a warm welcome to this family home with large pantry style cupboards currently housing two American style fridge freezers, stairs leading to the first floor accommodation with additional storage cupboard beneath, double panel radiator, telephone point and wood effect laminate flooring.

### Lounge

20'7" x 13'5" (6.28m x 4.11m)

A substantial living room with high vaulted ceilings, feature fireplace with dual multifuel burner set upon a brick hearth with exposed brick behind and solid wood mantle over, three double glazed windows to the front elevation allowing plenty of light to pour into the room, double panel radiator, T.V aerial socket and wall light points.

Double doors with decorative glass inset leads into:

### Dining Room

11'10" x 9'0" (3.61m x 2.76m)

With double glazed window to the side elevation, double panel radiator and wood effect laminate flooring.

Upvc patio doors lead to the conservatory and opening leads into:

### Kitchen/Breakfast Room

19'10" x 10'4" (6.06m x 3.17)

This modern kitchen has been fitted with Howdens finest units housing a range of soft close wall, base and draw units with marble work surfaces over with drainer groove and built in breakfast bar area, composite sink unit with adjustable mixer tap, a range of integrated appliances to include; fridge, freezer, self cleaning double oven and grill, five ring induction hob with extractor hood over, microwave, washing machine and dishwasher. Complimentary splashback tiling, tiled flooring, tiled walls to dado height, t.v aerial socket, modern grey vertical radiator, recessed spotlights and large double glazed window to the rear elevation overlooking the garden.

Upvc door leads to the side elevation.

### Conservatory

18'0" x 9'11" (5.49m x 3.04m)

Dwarf brick built conservatory with double glazed windows to all elevations allowing full sight of the gardens and further fields. Double panelled radiator, aerial socket, tiled flooring and upvc panelled ceiling.

### Utility Room

7'3" x 5'9" (2.23m x 1.77m)

Housing a range of wall and base units with granite work surfaces over, stainless steel sink unit with mixer tap over, void and plumbing for washing machine, partially tiled walls and vinyl flooring.

Door leading into:

### Cloakroom

6'10" x 3'4" (2.09m x 1.03m)

Fitted with a two piece suite comprising of a low flush W.C and wash hand basin set within a vanity unit with splashback tiling. Double glazed frosted window to the rear elevation, double panel radiator, partially tiled walls, dado rail and vinyl flooring.

### Ground Floor Bedroom (5)

9'3" x 12'6" (2.84m x 3.83m)

Currently utilised as a bedroom but is highly versatile to be utilised as required with double glazed window to the rear elevation overlooking the landscaped garden, double panel radiator and T.V aerial socket.

Door From Hallway Leading Into Annexe

### Inner Hallway

Providing access to all further accommodation.

### Open Plan Kitchen/Diner/Lounge

19'10" x 16'7" (6.06m x 5.07m)

Offering ample living accommodation with an open plan Living room and Dining room benefiting from two double glazed windows to the front elevation overlooking the golf course and adjoining fields, textured ceiling, wall light points, two double panel radiators, T.V and phone point, wood effect vinyl flooring throughout and upvc door leading the the side elevation.

The room opens up into a kitchen which houses a range of modern wall, base and draw units with wood effect work surfaces over, built in eye level oven, 'Lamona' two ring electric hob, void and plumbing for washing machine, dishwasher and space for fridge freezer.

### W.C

3'10" x 5'6" (1.17m x 1.7m)

Fitted with a two piece suite comprising of a low flush W.C and wash hand basin, fully tiled walls, vinyl flooring and double glazed frosted window to the side elevation.

### Bedroom

9'4" x 8'4" (2.86m x 2.55m)

A double bedroom with a double glazed window to the rear elevation overlooking the beautifully landscaped garden and double panel radiator.

Door leads into:

### Shower Room

5'4" x 2'9" (1.63m x 0.84m)

Fitted with a shower unit with glass privacy screen and electric overhead shower, fully tiled walls and heated towel rail.

Stairs From Hallway Rise To

### Landing

16'7" x 13'8" (5.06m x 4.19m)

A spacious galleried landing with upvc doors leading to a Juliet balcony with views across the golf course and adjoining fields creating a tranquil space to enjoy outdoor dining. Additionally the landing offers ample space for a reading nook with double panel radiator and recessed spotlights.

Wooden doors lead into all further accommodation.

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### Master Bedroom

13'1" x 11'1" (4.01m x 3.40m)

A double bedroom with two double glazed windows to the side elevation allowing ample light to pour into the room, fitted with a range of walk-in wardrobes with mirror sliding doors, double panel radiator and ceiling light point with dimmer control switch.

Wooden door leads into:

### En Suite

8'9" x 4'2" (2.67m x 1.29m)

Fitted with a modern three piece suite comprising of a double shower cubicle with glass privacy screen along with waterfall shower head and hand attachment, wash hand basin set with a vanity unit with soft close cupboards and complimentary splashback tiling and low flush W.C. Double glazed frosted window to the rear elevation, heated towel rail and tiled flooring.

### Bedroom Two

15'3" x 10'7" (4.65m x 3.23m)

A sizable double bedroom with double glazed window to the side elevation, double panel radiator and T.V aerial socket.

### Bedroom Three

10'8" x 9'11" (3.27m x 3.04m)

With double glazed window to the side elevation and double panel radiator.

### Bedroom Four/Study

15'3" x 10'7" (4.65m x 3.23m)

Currently utilised as a study but could easily be utilised as a bedroom if required with velux window, housing the hot water immersion heater and the air source heat pump.

### Family Bathroom

8'3" x 5'7" (2.53m x 1.71m)

Fitted with a modern three piece suite comprising of a 'P' shaped panelled bath with mains shower head above, wash hand basin with splashback tiling and low flush W.C. Heated towel rail, recessed spotlighting and tiled flooring.

### Outside

The property benefits from a wrap around garden creating many different elements to enjoy outdoor entertaining. To the front you are approached via a block paved driveway providing ample 'Off Road' parking. A laid to lawn garden area to the front sites many different fruit trees and is well stocked with a variety of shrubs and bushes. The blocked paved driveway extends to the side where you will find a shed which has been fitted with electric for additional storage for the annexe. Wrapping around to the rear of the property you will be greeted with a paved patio area ideal for al fresco dining along with a graveled vegetable patch with raised beds and accessed via a wooden gate set within a picket fence. Additionally for those Mediterranean fruit and vegetables there is a greenhouse. The garden benefits from many different areas of laid to lawn garden with different areas for children's play areas and trampolines with a secret garden accessed via an archway is laid to lawn with a self locking metal shed. The garden has is well loved and really must be viewed to fully appreciate the significance.

### Paddock

The current owners have purchased a small paddock across the lane in front of the property.

### EPC RATING B

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### INDEPENDENT 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. For more information call 01352 711170.

### LOANS

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

### MISDESCRIPTION ACT

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.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



## Road Map



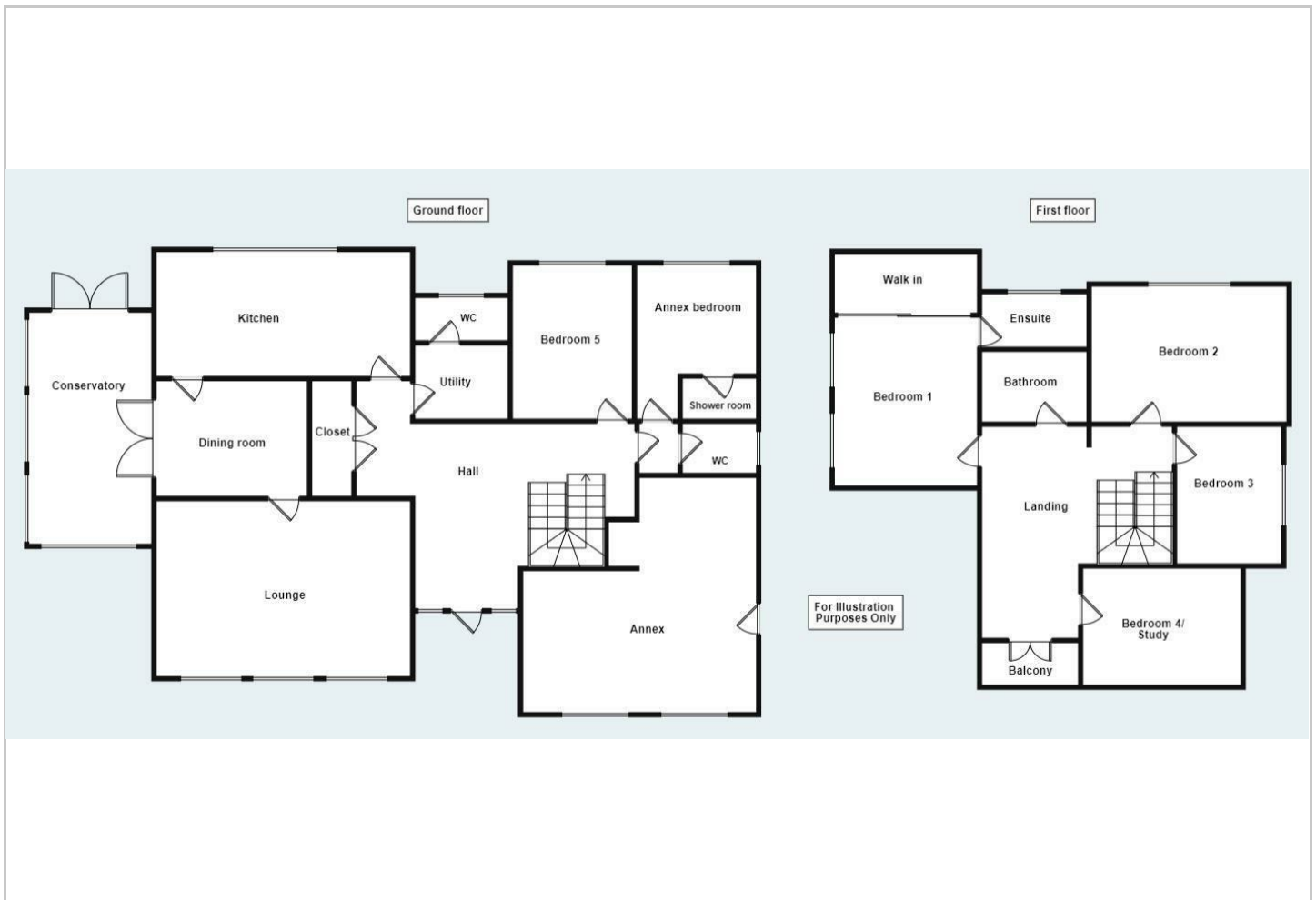
## Hybrid Map



## Terrain Map



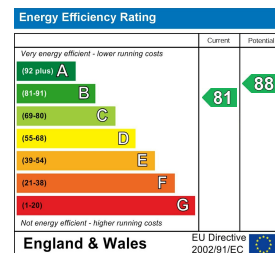
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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