



## Glasfryn Lodge South Street

Caerwys, Mold, CH7 5AF

Offers Around £370,000



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## Accommodation Comprises

The interior design includes a combination of traditional elements such as stone walls and modern features like the limestone flooring, creating a unique and charming living space.

A wooden door leads into:

### Reception Hallway

17'0" x 3'11" (5.2 x 1.2)

Featuring a high ceiling with exposed stone walls, limestone tiled flooring, and a secondary glazed window with a deep cill at the front. Additionally, there is a column radiator, smoke alarm and fitted cloak hooks and oak doors lead to both bedrooms and the bathroom.

### Lounge

13'5" x 10'2" (4.1 x 3.1)

Step inside to discover a charming space adorned with an exposed stone wall, wooden shelving, column radiator and an inviting Inglenook fireplace. The wooden beam above the fireplace adds a rustic touch, while the cast iron multi burner provides warmth and coziness. The limestone tiled flooring and high ceiling with a central beam complete the overall aesthetic.

### Open Plan Modern Kitchen/Breakfast Room

16'8" x 11'1" (5.1 x 3.4)

Renovated in 2021, the kitchen is a stunning space for entertaining, boasting a vaulted ceiling that floods the room with natural light. The Duck Egg Wren Kitchen features a sleek design with hidden sockets in the cupboards for all your electrical appliances. The kitchen offers a variety of wall and base units, quartz worktops, a central island with a Belfast sink, brush steel mixer taps, and a breakfast bar extension with quartz finish along with Italian ceramic tiles with underfloor heating.

Additionally, the kitchen includes full-length cupboards housing an integral fridge and freezer, Italian ceramic tiles with underfloor heating, a built-in double dishwasher, integrated microwave, and a space for range oven with decorative splashback tiling. The overall design is both functional and aesthetically pleasing, providing a modern and efficient cooking space for homeowners to enjoy.

The kitchen seamlessly opens to the rest of the living space, creating a cohesive and inviting atmosphere for gatherings and everyday living. With its thoughtful design and high-quality finishes, this kitchen is sure to impress both residents and guests alike.

### Bespoke Oak Vaulted Dining Area

A hand madecrafted, custom-designed green oak room with exposed beams creates a seamless transition from the kitchen to the dining area. Double glazed units with French Doors, open up to the rear garden. This exquisite space offers the privilege of breathtaking views across the fields and towards the mountain range.

### Main Bedroom

11'9" x 12'1" (3.6 x 3.7)

Ascend from the hallway to reach the luxurious main bedroom, a beautifully illuminated space boasting dual aspect windows offering views of both the front and side elevation. Adorned with deep cills, an exposed stone wall, loft access and a column radiator.

### Bedroom Two

10'2" x 8'2" (3.1 x 2.5)

Looking out of the secondary glazed window, you can enjoy the scenic views of the rear garden and mountains. Inside, the room boasts a beamed ceiling, column radiator, and an open chimney with a beam that can be utilized for an open fire. The limestone tiled flooring completes the room's sophisticated look.

### Feature Bathroom

8'6" x 7'2" (2.6 x 2.2)

This luxurious suite features a stunning rolled top bath with claw feet and a central mixer tap, along with a convenient shower attachment. The vanity unit includes a recessed sink unit, while the high flush WC adds a touch of elegance. The corner shower cubicle boasts a rainwater shower over and an additional shower attachment, surrounded by high gloss tiled walls.

### Outside

Vehicle access is available beside Glasfryn through a track leading to the rear of the property via a five-bar gate. Planning permission is granted to install 6ft double wooden gates for entry to the gravelled parking area accommodating 2 vehicles.

Additionally, there is pedestrian access to the right of the property, adjacent to the neighboring property.

### Garden

The garden is spacious and predominantly covered in grass, with hedges on one side and fence panels on the right boundary. At the back, there is a paved patio and low fencing, allowing you to enjoy the scenic views of the fields and mountain range.

Tel: 01352 711170

**Stone Outside Outhouse**  
9'2" x 8'10" (2.8 x 2.7)

The interior design includes a sloping ceiling, exposed stone wall, and stone flooring. It also has provisions for a washing machine, a floor-standing oil boiler, as well as light and power. The oil tank can be found at the back of the property.

**Planning Permission for a Garden Cabin**  
20'11" x 8'11" approx (6.40m x 2.74m approx )

**Information**

The existing proprietors have undertaken a comprehensive renovation that encompasses the following enhancements: homeotherm ceilings, installation of breathable sublime floor, limestone slab flooring, lime pointing and plastering, electrical and plumbing upgrades, oil boiler, replacement windows with secondary glazing, bespoke wooden slat doors throughout, loft insulation, new bathroom, extension at the back featuring a custom oak exposed frame, installation of a Wren kitchen with Italian porcelain floor tiles and underfloor heating, quartz worktops, a full fridge and freezer.

**EPC RATING**

**COUNCIL TAX BAND D**

**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.

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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.

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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.

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## 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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