



## Wynne Cottage Denbigh Road

Afonwen, Mold, CH7 5UB

Offers Over £500,000



Reid and Roberts Estate and Letting Agents are excited to present this stunning three bedroom detached stone property that has undergone renovations and extensions to create a beautiful family home. The property boasts landscaped grounds with a gravelled courtyard, a modern detached double garage at the rear, informal gardens at the front with storage areas, a private tarmac driveway, and ancillary grounds overlooking the River Wheeler and the Clwydian range. Wynne cottage offers larger than average accommodation to include a spacious reception hallway with exposed stone wall with double doors leading into a 34ft Lounge/Dining Room which offers many features to include an inviting inglenook fireplace, beamed ceiling and has a dual aspect overlooking the rear garden. Off the reception hallway leads into a large kitchen/breakfast room which has french doors leading out onto the patio to the rear. You will also find a utility room and downstairs WC.

A feature exposed stone turned staircase leads to the L shaped landing which has a study area and doors off to the main bedroom which features a walk-in dressing room and a en-suite, accompanied by two additional double bedrooms both having dual aspects and a larger than average family bathroom. Other features include oil fired central heating. It is conveniently located 1 mile from Caerwys and 3 miles from the A55, offering excellent connections to Chester and Liverpool.



### Property Summary

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Wooden glazed door leads into:

#### Reception Hallway 16'4" x 6'2" (5 x 1.9)

Step in to the reception hallway which is filled with character and charm thanks to the exposed stone walls, beamed ceiling and herringbone effect flooring. There is a single panel radiator, two wall light sockets, double glazed window to the front elevation and a turned gallery staircase leading to the first floor.

Double doors lead into:

#### Lounge/Formal Dining Room 28'6" x 12'9" (8.7 x 3.9)

Through to the larger than average lounge which has three double glazed windows with deep sills filling the room with lots of natural light. There is a feature inglenook fireplace housing a cast iron double log burner. Beamed ceiling, two picture lights, six wall lights and two double panel radiators, there is a double glazed door leading to an outdoor patio area.

Door off the reception hallway leads into:

#### Kitchen/Breakfast Room 15'2" x 15'2" (4.62m x 4.62m)

This larger than average kitchen features shaker style cabinets and base unit with black granite counter tops, Kamdean flooring, built-in appliances to include dishwasher, fridge freezer, feature inglenook with bricked canopy housing extractor fan over fitted aga having a double oven with six ring gas hob and extractor. Beamed ceiling, double glazed window to the front elevation, double doors leading outside to a patio area and a door leads into:

#### Utility Room 10'5" x 6'6" (3.2 x 2.0)

Houses a range of wall and base units, stainless steel sink with mixer tap over, double glazed window to side elevation, space for washing machine and tumble dryer. A double glazed window to the side elevation, double panel radiator and Kardean flooring. Wooden door with glazed panel leads to the rear of the property and a door into:

#### Downstairs WC

A low level W/C and hand wash basin. Wooden effect tiled flooring, double glazed window to the front elevation and a door leads into a fitted storage cupboard.

#### Turned Galleried Staircase

leads to first floor accommodation

#### Galleried Landing/Study 13'5" x 6'10" (4.1 x 2.1)

Feature galleried landing which is currently being used as an office has exposed stone walls and wooden plinths above, double glazed window with deep sill to front elevation, pannelled walls with recess spotlights, exposed floorboards with velux window, double panel radiator, loft access. Doors leading to bedrooms and family bathroom.

#### Main Bedroom 15'1" x 13'1" (4.6 x 4)

A double bedroom with plenty of natural light thanks to the dual aspect double glazed windows, this room benefits from a walk-in wardrobe and an en-suite. There is exposed wooden flooring and a double panel radiator.

#### Walk in Dressing Room 6'6" x 5'10" (2 x 1.8)

A velux window offers natural light, there is shelving all around and fitted rails. The exposed flooring continues, there are recess spotlights and a small loft hatch.

#### En-Suite 8'2" x 6'6" (2.5 x 2)

A three piece suite comprising :- low flush W/C, pedestal sink and walk in shower with large glazed screen and non slip flooring. A double glazed window to side elevation and wall mounted fixed mirror.

#### Bedroom Two 13'9" x 13'1" (4.2 x 4)

Dual aspect room having double glazed window overlooking front garden. and a window to the side, exposed floorboards, spotlights and double panel radiator,

#### Bedroom Three 13'9" x 10'5" (4.2 x 3.2)

A Double room with exposed floorboards and spotlights. A bright and airy room thanks to the dual aspect double glazed windows to side and rear with views overlooking fields and river.

#### Family Bathroom 8'6" x 7'10" (2.6 x 2.4)

This larger than average Four piece suite comprising :- large corner bath, pedestal sink, low level W/C and corner shower with overhead rainfall and separate shower attachment. Wall mounted towel rail and velux window.

#### Outside

The property is accessed to the rear and side and one of its many features is the stone boundary wall and has views over fields to the rear and to the front over the River Wheeler which you can hear from the garden as it is just beyond the front boundary.

#### To the Front

Long private tarmac gravelled driveway runs along the side of the property which can be accessed via the wooden gates or through a wrought iron gate which gives access to the front of the property which has a good size paved patio area with lawn garden. A gate leads to the side of the property with storage space, a wooden garden shed and a workshop which was originally used as kennels.

#### To the Rear

Next to the garage is a hot tub area with pagoda over, there is a stone path leading to a turf ed seating area which overlooks the fields to the front of the property.

#### Double Garage 19'4" x 18'0" (5.9 x 5.5)

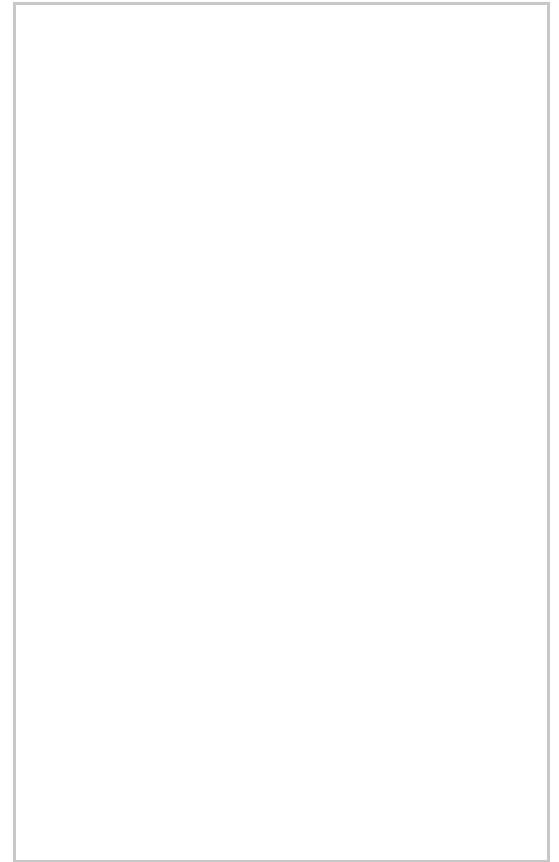
Stone double garage with timber doors, great storage space with a vaulted ceiling for extra storage. The garage has light and power. There is a double glazed window to the side elevation. Outdoor tap attached to the side of garage.

#### EPC Rating

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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10 High Street, Holywell, Clwyd, CH8 7LH

Tel: 01352 711170 Email: holywell@reidandroberts.com reidandroberts.com