



Allt y Coed Cottage Carmel Road

Carmel, Holywell, CH8 8NU

Offers Over £475,000



Reid & Roberts are thrilled to present the magnificent Allt Y Coed Cottage, now available for sale. This extraordinary residence is nestled amidst approximately 1 acre of meticulously landscaped gardens and enchanting woodlands. Offering a secluded haven, it is discreetly positioned away from the road, providing utmost privacy while being conveniently located in the desirable village of Carmel.

Allt y Coed Cottage boasts a rich history, dating back to the 1600s when it served as a prestigious coach house and stables for the carriage drivers of that era.

In the mid 1970's, this property underwent an extension to create a spacious family home. The ground floor now features a Dining/Sitting Room, Kitchen, and Utility Room. Moving up to the first floor, you will discover a formal dining room with sliding patio doors that provide a lovely view of the garden and woodlands. The main reception hallway is located at the front of the property, from here you can enter Bedroom Two and the Dual aspect 30ft Lounge, which boasts a charming bricked open fireplace. Adjacent to the formal dining room, there is an inner hallway that offers ample natural light and overlooks the rear garden and woodlands. This hallway leads to the main bedroom with an en-suite and dressing room, two additional bedrooms, and a family bathroom.



Summary

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Surrounding the property are picturesque woodlands, and entry is gained through a wooden five bar gate, leading to a tarmac driveway that offers ample parking for multiple vehicles. The garden is undeniably one of the property's highlights, with its diverse sections including well-maintained lawns, a charming patio, and a seating area situated at the highest point of the woodlands, providing a vantage point to savor the stunning views across the Dee estuary and beyond.

Accommodation Comprises

Access to the property is gained through a wooden five bar gate, leading to a tarmac driveway that offers abundant parking space for multiple vehicles. This driveway leads up to the front access door, providing entry into the property.

Ground floor Dining/Sitting Room 16'8" x 10'5" (5.10 x 3.20)

Step into this generously proportioned room, currently serving as a dining area, but with the potential to be seamlessly integrated into the kitchen, creating a spacious open-plan layout. For those seeking an annexe or independent living, subject to the necessary planning permissions, this area, along with the garage, could be transformed to suit your needs. The room features tiled flooring, a double glazed window at the front, and glazed doors that lead to the first-floor living spaces and the kitchen. Additionally, there is a separate door that leads to the utility room.

Kitchen 11'5" x 7'6" (3.5 x 2.3)

Features a variety of wall and base cabinets paired with rolled top counter tops and splash back tiling. Includes an integrated eye level electric double oven, gas hob with extractor hood, void and plumbing for a washing machine and fridge freezer, stainless steel sink with mixer tap. Tiled flooring and a double glazed window facing the front elevation.

Utility 4'11" x 7'6" (1.5 x 2.3)

Stairs lead upto the first floor accommodation

Formal Dining room 17'4" x 14'9" (5.30 x 4.50)

The well-illuminated room offers a generous amount of space, featuring double glazed sliding doors that seamlessly connect to the backyard. This allows you to fully enjoy the picturesque views of the surrounding woodlands. Additionally, there is a door that leads from the room to the front reception hallway, which then leads to the inner hallway.

Reception Hallway

The front entrance can be accessed via a set off step via a double glazed door, wooden flooring, double panelled radiator and doors off to Bedroom Two and into:

Lounge 30'6" x 13'9" (9.3 x 4.2)

This brightly illuminated spacious lounge features a dual aspect living room and four double glazed windows on three sides, providing ample natural light. Additionally, it includes a brick fireplace with a log burner on a tiled hearth, a beamed ceiling, a double panelled radiator, and two additional wall mounted electric radiators.

Inner Hallway

Having two double glazed windows overlooking the rear garden and woodlands with doors off to:

Main Bedroom 13'5" x 11'1" (4.1 x 3.4)

Featuring a variety of wardrobes, overhead cupboards, and a hanging rail and shelving, the room boasts a large window that floods the area with natural light. From the window, you can enjoy a view of the front garden. Additionally, there is a single panel radiator and doors lead into:

Walk in Wardrobe 5'6" x 4'7" (1.7 x 1.4)

Great for storage with rail for hanging clothes

En-suite 7'6" x 4'7" (2.3 x 1.4)

Three piece suite comprising: low level W/C, hand wash basin with vanity cupboard and pedestal bath. Frosted window

Bedroom Two 13'5" x 12'1" (4.1 x 3.7)

Double bedroom with large double glazed window for lots of natural light, laminate flooring and ceiling light.

Bedroom Three 13'5" x 8'6" (4.1 x 2.6)

Double room with single panel radiator and storage cupboard with double glazed window overlooking the front garden.

Bedroom Four 10'2" x 9'6" (3.1 x 2.9)

Double room with storage cupboard, single panel radiator and ceiling light with a double glazed window overlooking the rear garden and woodlands.

Family Bathroom 13'1" x 6'2" (4 x 1.9)

A modern three piece suite comprising, low level W/C, pedestal hand wash basin and panel bath with shower over. Fixed mirror with light above, single panel radiator and frosted glass window.

Outside

To The Front

Outside the property has woodlands to the front and is approached via a wooden five bar gate to the leading to a tarmac driveway that offers abundant parking space for multiple vehicles. The garden is most definitely a feature of the property and has different areas offering laid to lawn areas, patio area, seating area at the top of the woodlands where you can enjoy views across towards the Dee estuary and beyond.

Garage 16'8" x 7'10" (5.10 x 2.4)

Single garage with up and over door, lighting and electric.

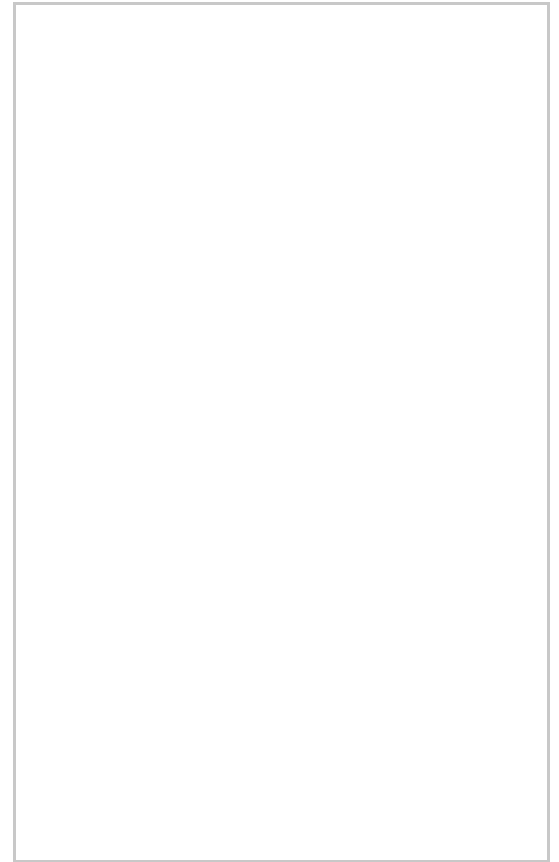
Rear Garden

The gardens are a particular feature of the property and has been lovingly landscaped over many years with plenty of wild shrubs, plants & woodland. As you ascend the garden bridle path, there are stunning views over the Dee Estuary towards the Wirral Peninsula. The garden has many different areas to include a lawned garden to one side with a wooden shed, steps lead upto a seating area and a variety of flowers, shrubs and plants.

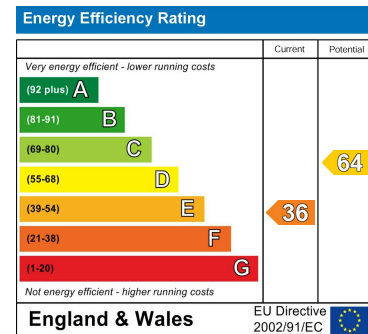
Area Map



Floor Plans



Energy Efficiency Graph



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