



## The Fielding

Brynford, Holywell, CH8 8AP

Offers In The Region Of £575,000



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### Property Description

Reid & Roberts Estate and Letting Agents proudly present this distinctive detached residence located on a tranquil road in the rural setting of Brynford. The property has been transformed into a generously proportioned family home featuring an open-plan layout, ideal for families who enjoy hosting gatherings and social events. The unique design of the property offers a spacious and versatile living space, making it perfect for those who value entertaining and spending quality time with loved ones. With its picturesque location and thoughtful conversion, this home is sure to appeal to those seeking a peaceful and welcoming environment in the Brynford area. The property has been maintained to a high standard throughout exuding high quality finishes. Additionally, the property benefits from solar panels, which generate a modest income alongside reducing energy costs.

The property boasts stunning panoramic views of both land and sea, encompassing the Dee Estuary and Moel Famau, providing a tranquil environment to unwind and escape the chaos of daily life. The meticulously designed garden features lush green lawns and a remarkable patio space, perfect for enjoying outdoor dining during the sunnier seasons.

In Brief the property comprises; Entrance Porch, Reception Hallway, Family Room, Utility Room, Ground Floor Shower Room, Kitchen, Dining Room, Conservatory and Snug to the ground floor, with the First Floor boasting Four Bedrooms and a family Bathroom.

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 a large paved driveway providing 'off road' parking for a several vehicles leading to the front entrance, the driveway extends down the side of the property and gives access to the garage and rear garden.

Woodgrain effect door with decorative glass inset leads into:

#### Entrance Porch

9'9" x 5'2" (2.98 x 1.60)

A spacious and bright porch exuding a sense of elegance and warmth with space for a seating area and display furniture with vaulted and beamed ceiling and oak effect flooring.

Part glazed oak veneer double doors open into:

#### Reception Hallway

10'5" x 6'3" (3.18 x 1.91)

A bright and spacious hall with stairs rising to the first floor accommodation with extensive storage cupboard beneath housing the solar powered hot water tank and courtesy light. 'Haverland' pre-programmable radiator and ceiling light point.

Oak veneer doors open to the family room and snug.

#### Open Plan Family Room

29'3" x 18'7" (8.92 x 5.67)

A generous triple aspect family room enjoying enviable views and offering an abundance of natural light to flood into the room with blinds to every window, comprising of lounge, dining and kitchen areas providing the perfect setting for entertaining.

This beautiful open space offers room for a living area with feature wall mounted remote controlled living flame fire and high quality oak flooring throughout, recessed spotlights with dimmer, t.v aerial socket, 'Haverland' pre-programmable electric radiators and pre-programmable under floor heating throughout. In addition to this the room benefits from having a bespoke 'Kutchenhaus' peninsular kitchen which hosts a breakfast bar area, pendant lighting along with the cooking station with a Five ring 'Neff' induction hob, high gloss units, pan drawers and a circular stainless-steel sink with swan neck chrome mixer tap.

Glazed French doors open onto the patio, an Oak veneer door to the utility and an opening leads into the innermost part of the kitchen.

### Kitchen

12'4" x 8'4" (3.78 x 2.55)

Enjoying pleasant views over the rear garden and beyond, this part of the kitchen enjoys a continuation of the contemporary matching high gloss units, complementary work surface and a one and a half bowl stainless steel sink with swan neck chrome mixer tap and drainer. A range of high-quality integrated appliances to include two eye level 'NEFF' fan assisted ovens, full length fridge and freezer and dishwasher. A combination of recessed lighting and a four-way light, double glazed window to the rear elevation with bespoke blind and Oak effect flooring with pre-programmable under floor heating. An opening leads into the dining room.

### Utility Room

5'11" x 5'9" (1.81 x 1.76)

Fitted with a matching range of base units with work surface over, stainless-steel circular sink with chrome mixer tap and space for a washing machine and tumble dryer. Continuation of the Oak effect flooring with pre-programmable under floor heating, ceiling light point and double glazed windows to the side and rear elevation one of which being frosted with both having bespoke blinds.

Oak veneer door opening to the downstairs shower room.

### Ground Floor Shower Room

7'11" x 5'10" (2.43 x 1.80)

Elegantly appointed with a three-piece suite comprising large walk-in glass and tiled shower enclosure with an integrated thermostatic shower and glass door, wall mounted wash hand basin with chrome mixer tap, tiled splashbacks and low flush W.C. Recessed spotlights, frosted window to the side elevation with bespoke blinds, overhead electric heater, glass shelving and Oak effect flooring.

### Dining Room

12'9" x 11'4" (3.91 x 3.47)

Having plenty of space for a table perfect for those who love to entertain with 'Haverland' pre-programmable electric radiator and Oak laminate flooring. Double doors to the conservatory and a door to the snug.

### Conservatory

13'6" x 10'0" (4.13 x 3.05)

Enjoying pleasant views over the well-maintained rear garden, towards the open countryside beyond, to Liverpool and out to Sea with double glazed window units with top openers sat on dwarf brick wall, power sockets, switch for outside light and Oak effect flooring.

### Snug

14'6" x 13'4" (4.42 x 4.07)

Featuring a cast iron cylinder log burning stove enclosed in soap stone and set on a granite hearth, double glazed leaded Upvc bay window with bespoke blinds Enjoying views over the front garden and three decorative wall cut outs overlooking the dining room.

### Stairs From Hallway Rise To

#### Landing

9'0" x 5'6" (2.76 x 1.68)

A spacious split-level landing with white doors to all bedrooms and bathroom, three-way light, and access to a part boarded loft with drop down ladder.

#### Bedroom One

12'10" x 11'4" (3.92 x 3.47)

Double glazed Upvc window to the rear elevation enjoying unrivalled elevated views towards Liverpool. "Haverland" pre-programmable electric radiator and telephone point.

#### Bedroom Two

10'11" x 10'10" (3.35 x 3.32)

A spacious double bedroom with Double glazed Upvc leaded window enjoying elevated scenic views and "Haverland" pre-programmable electric radiator.

#### Bedroom Three

15'7" x 7'10" (4.77 x 2.40)

Enjoying a pitched roof with four Velux sky light windows providing an abundance of natural light. With recessed lighting and "Haverland" pre-programmable electric radiator.

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### Bedroom Four

8'11" x 6'9" (2.72 x 2.08)

A good-sized single bedroom with the potential for a variety of uses and further enjoying some pleasant countryside views through the double glazed Upvc leaded window and "Haverland" pre-programmable electric radiator.

### Bathroom

8'5" x 7'3" (2.57 x 2.22)

Well-appointed with a three-piece suite comprising deep panelled bath with an integrated chrome Drench shower and chrome hand shower attachment. Full wall width Oak unit comprising wash basin with chrome mixer tap, splash backs, shelving, mirror, towel shelving, extensive cupboard space and low-level w/c with water saving options and hidden cistern. Frosted windows, heated towel radiator and vinyl flooring.

### Outside

The meticulously planned and expansive garden has been created to require minimal upkeep and provide a tranquil environment, featuring an appealing patio enclosed by timber sleepers that spans the width of the property. This space is ideal for accommodating outdoor furniture, a BBQ, and a patio heater, offering a delightful setting for unwinding on sunny summer evenings while taking in the natural surroundings or hosting gatherings with friends and family. The garden itself is predominantly laid to lawn and enhanced by a low-level border that adds a pleasing array of colours.

Additionally, there is ample room for permanent outdoor furnishings and a hot tub without any space constraints. Positioned to the right of the garden is a spacious detached garage equipped with a remote-controlled electric door, while behind it lies a raised timber decked seating area that serves as a sun trap with picturesque views along with log effect summerhouse/ log shed measuring 10" x 8". Furthermore, should there be a need for additional living space, there is plenty of room for expansion while still maintaining a fantastic garden, subject to obtaining the necessary consents.

### Garage

23'8" x 12'11" (7.23 x 3.96)

A larger than average detached garage with a pitched roof, electric remote-controlled door, useful rafter storage, light, four double power sockets, concrete flooring and a door to the rear garden.

### EPC RATING D

### COUNCIL TAX F

### 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.

### 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.

### 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.



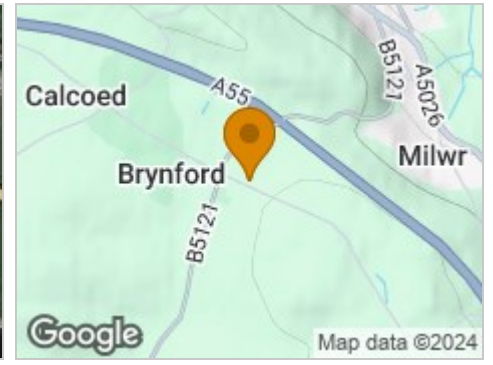
## Road Map



## Hybrid Map



## Terrain Map



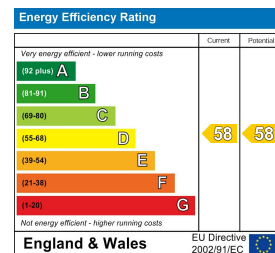
## Floor Plan



## 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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