



Floor 0 Building 1



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Approximate total area⁽¹⁾
1912 ft²
177.7 m²
Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Willerby, The Catch
Halkyn, Flintshire,
CH8 8DU

Offers Over
£550,000

Willerby is a beautifully presented and thoughtfully designed four-bedroom detached stone home, occupying an enviable position within the village of Halkyn. Boasting breathtaking panoramic views and stylish, high-quality interiors throughout, the property seamlessly blends character features with modern family living. The heart of the home is the impressive open-plan kitchen, dining and living space, perfectly designed for entertaining and everyday living, with bi-fold doors opening onto the landscaped gardens and capturing the stunning scenery beyond. A range of versatile reception rooms and a ground floor bedroom further enhance the flexibility of the accommodation. Upstairs, the luxurious principal suite offers a private retreat, complemented by additional well-sized bedrooms and a family bathroom. Externally, the property continues to impress with generous gardens, multiple seating areas and a range of outbuildings, all set against a backdrop of far-reaching countryside views.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



Halkyn is a highly desirable village set within an Area of Outstanding Natural Beauty, offering a peaceful semi-rural lifestyle while remaining conveniently close to key transport links. The nearby A55 provides excellent connectivity to Chester, North Wales and beyond, making the location ideal for commuters. The surrounding countryside offers an abundance of walking, cycling and outdoor pursuits, while nearby towns such as Holywell and Mold provide a wide range of amenities including shops, restaurants, schools and leisure facilities. Halkyn perfectly balances rural charm with accessibility, making it a sought-after location for families and those seeking a lifestyle change.

EXTERNAL



A gated entrance opens onto a substantial gravel driveway providing ample off-road parking. The grounds are

beautifully arranged, with multiple seating areas, a large lawned garden bordered by stone walls and hedging, and a series of patios and decked terraces perfectly positioned to enjoy the far-reaching views. External lighting enhances the outdoor space, while additional outbuildings and storage areas provide practicality.

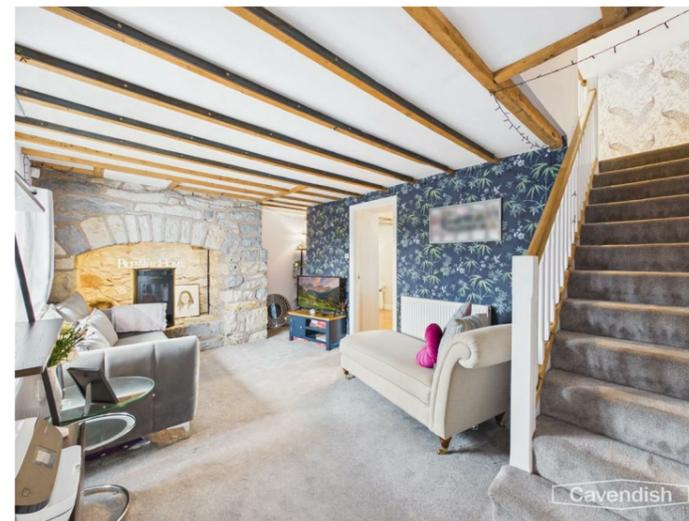
ENTRANCE PORCH

1.31 x 1.43 (4'3" x 4'8")

A charming and welcoming entrance, accessed via a blue UPVC door beneath a covered porch. The space features wood-effect flooring, a radiator, ceiling lighting and useful built-in storage, creating a practical area for coats and footwear.

ENTRANCE HALLWAY/ RECEPTION

3.20 x 5.42 (10'5" x 17'9")



Currently utilised as an additional reception space, this characterful room features exposed wooden beams, a striking stone fireplace and a double-glazed window overlooking the front aspect. A warm and inviting space, perfect as a snug or secondary lounge.

PATIO



GARDEN



OUTBUILDING

7.57 x 3.29 (24'10" x 10'9")

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with

Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

AWARD WINNING LETTINGS SERVICE

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

VIEWINGS

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

Cavendish Estate Agents Ltd - Mold 1 High St, Mold CH7 1AZ Head towards Tyddyn St 0.2 mi At the roundabout, take the 1st exit onto Lead Mls/A541 0.1 mi At the roundabout, take the 3rd exit onto Hall View/A541-2.2 mi Turn right onto B5123 2.7 mi Turn left 164 ft Slight left on to a dirt road 0.2 mi the property is at the top of the track and is a blue stone built house.

BEDROOM 2

3.21 x 2.10 (10'6" x 6'10")



A generous double bedroom with wood flooring, fitted wardrobes and a double-glazed window overlooking the front aspect.

BEDROOM 3

3.27 x 3.64 (10'8" x 11'11")



Another well-proportioned double bedroom with fitted storage, radiator and pleasant outlook.

FAMILY BATHROOM

2.26 x 2.56 (7'4" x 8'4")



A well-appointed bathroom with bath and shower over with glass shower screen, WC, wash basin, tiled surrounds and an obscured window for natural light.

REAR EXTERNAL



The property benefits from a range of outbuildings including a large workshop/store with power and lighting, additional timber storage sheds and a decked seating area ideal for outdoor entertaining. The expansive gardens are a true highlight, offering multiple terraces, a large lawn and uninterrupted countryside views—perfect for both relaxing and entertaining.

KITCHEN

5.13 x 7.32 (16'9" x 24'0")



The heart of the home, this beautifully appointed kitchen combines bespoke cabinetry with high-end finishes. Featuring blue and grey units with granite worktops, a five-ring gas hob, integrated double ovens, microwave and fridge freezer, the space is both functional and visually striking. A central island with additional sink and breakfast bar seating enhances the sociable layout, complemented by decorative lighting and skylights that flood the space with natural light. A well-designed pantry offers excellent storage, while views across the garden further elevate this exceptional space.



FAMILY LIVING AREA



A stunning principal reception space with wood flooring, designed with both comfort and entertaining in mind. Flooded with natural light via double-glazed windows and bi-fold doors opening onto the rear patio, this room perfectly frames the outstanding views. A contemporary multi-fuel stove by Stovax provides a stylish focal point, while the open-plan layout connects effortlessly to the kitchen.



DINING AREA

2.75 x 5.82 (9'0" x 19'1")

Stepping through, the dining area continues the home's characterful feel with wooden flooring, exposed beams and

feature lighting. This space flows seamlessly into the main living area, creating a sociable and open-plan environment.

OFFICE / SNUG
2.20 x 4.14 (7'2" x 13'6")



A versatile additional reception room, ideal as a home office, hobby room or quiet retreat. Featuring exposed beams, wooden flooring, a double-glazed window and useful storage.

UTILITY
3.65 x 2.12 (11'11" x 6'11")



A practical and well-equipped space with fitted units, worktops, stainless steel sink and plumbing for appliances. The room also provides access to the exterior and houses the Worcester LPG boiler and hot water system.

DOWNSTAIRS WC
1.15 x 2.46 (3'9" x 8'0")
Stylishly presented with modern fittings, including a WC, wash basin set within a vanity unit, feature towel rail and contemporary finishes.

BEDROOM 4/ RECEPTION
3.29 x 3.54 (10'9" x 11'7")



A spacious double bedroom with bay window and carpeted flooring, exposed beams, radiator and feature lighting—ideal for guests or multi-generational living.

LANDING
2.27 x 3.30 (7'5" x 10'9")



A bright and spacious landing with feature lighting, alcove storage and access to the loft.

PRIMARY BEDROOM
4.61 x 4.95 (15'1" x 16'2")



A luxurious principal bedroom with fitted wardrobes spanning an entire wall, integrated bedside units and dual aspect windows, with vaulted ceilings including Velux skylights and a large picture window framing the spectacular views.



ENSUITE BATHROOM
3.20 x 2.10 (10'5" x 6'10")



A beautifully designed, contemporary en-suite featuring a freestanding bath, walk-in shower with black-framed glass and black wall panelling, marble-effect tiling, vanity unit with illuminated mirror, WC and heated towel rail—finished to an exceptional standard.

