



**RAKE COTTAGE, RAKE LANE,  
HAWARDEN, CH5 3PN**



**J. Bradburne Price & Co.**  
~ CHARTERED SURVEYORS - AUCTIONEERS -  
~ VALUERS & ESTATE AGENTS ~

**William Hall & Co.**  
Chartered Surveyors, Land and Estate Agents

RAKE COTTAGE, RAKE LANE, HAWARDEN, CH5 3PN

EXCEPTIONAL DETACHED COTTAGE, BEAUTIFULLY APPOINTED & EXTENDED  
WEALTH OF ORIGINAL FEATURES, BRIGHT OPEN PLAN LIVING SPACES  
3 BEDROOMS & LUXURIOUS BATHROOM  
SEMI RURAL LOCATION YET EASILY ACCESSIBLE SURROUNDED BY OPEN FIELDS  
GENEROUS PLOT EXTENDING TO IN EXCESS OF A THIRD OF AN ACRE  
OFF ROAD PARKING  
NO CHAIN  
VIEWING HIGHLY RECOMMENDED  
GUIDE PRICE £395,000

Joint Selling Agents: **J. Bradburne Price & Co.** 14/16 Chester Street, Mold, Flintshire, CH7 1EG & **William Hall & Company**, Hawarden,  
Contact Susie Griffiths on [susie@jbradburneprice.com](mailto:susie@jbradburneprice.com) or tel: 01352 753873 or William Hall on tel: 01244 531 547

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- EST. 1902 -  
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Rake Cottage offers a fantastic opportunity to purchase an exceptional unique detached cottage beautifully appointed and extended located along Rake Lane, a quiet lane on the outskirts of the desirable village of Hawarden within walking distance of the acclaimed Hawarden Farm Shop and easily accessible being only a short drive from Chester City Centre and commuter links.

This bright charming and characterful three bed cottage has a wealth of original features blended with modern comforts and affords spacious living accommodation – open plan kitchen/dining and lounge space with patio doors opening onto the garden affording a seamless indoor/outdoor connection – perfect for hosting friends and family on sunny days and log burner for those cosy winter nights. There is an additional lounge, cloakroom, inner hall and entrance porch which completes the ground floor. Three bedrooms and luxurious bathroom to the first floor.

Outside the property, surrounded by open fields, occupies a generous plot extending to in excess of a third of an acre, which includes ample parking, patio and lawned area offering the opportunity to live the ‘good life’!

Viewing of this chain free property is highly recommended.

The Accommodation in brief comprises: – Solid Oak part glazed front door leads into:

#### **ENTRANCE PORCH**

Solid oak structure with floor to ceiling double glazed windows, tiled floor and solid oak clad ceiling – a welcoming entrance and also a useful space to store muddy boots and coats.

#### **INNER HALL**

Tiled Floor with doors off to cloakroom and lounge

#### **CLOAKROOM**

Comprising white suite with low level flush w.c., wash hand basin with tiled splashback and tiled floor.

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## KITCHEN/DINING AND LOUNGE

A bright space with natural light flooding the 'L' shaped open plan room through the floor to ceiling double glazed windows and patio doors. The 'L' shape offers flexible zones for lounging, dining and cooking and provides both a great family and entertainment space.

Attractive range of white shaker style fronted base and wall units with complimentary granite work surfaces, metro tile style splashbacks, Belfast sink with mixer tap, integrated appliances including dishwasher, electric oven and grill and gas hob, plumbing for washing machine. Floor to ceiling double glazed panel and door lead into the garden space and flood this space with plenty of natural light.

Double opening patio doors lead from the dining/lounge space creating a seamless indoor/outdoor connection – great for entertaining and enjoying the views afforded over the garden space and beyond with a log burner for those cosy nights!

Tiled floor to kitchen area and parquet flooring to the dining/lounge area.

## LOUNGE

Separate lounge space complete with freestanding log burner, useful understairs cupboard and stairs to first floor. Original reclaimed floor tiles and radiator.

## First Floor

### BEDROOM

Double with extensive views over the surrounding fields, with whitewashed exposed floorboards.

### BEDROOM

Double again enjoying the surrounding views, with whitewashed exposed floorboards.

### BEDROOM OR HOME OFFICE



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## BATHROOM

A luxury modern bathroom with low level flush w.c., wash hand basin with pedestal, large walk in tiled shower enclosure with full length screen and overhead shower, feature freestanding roll top bath with shower mixer tap, wall mounted mirrored cupboard, part tiled walls, ceiling extraction fan and whitewashed floorboards.

## OUTSIDE

The property stands on a generous plot extending in all to in excess of a third of an acre mainly laid out to lawn – providing plenty of opportunity to enjoy the ‘good life’!

Paved paths lead to the front door and continue to the rear patio area – an ideal place to entertain family and friends, or a great spot to relax and enjoy the peaceful setting and surroundings.

There is also a gravelled area providing ample parking.

## TENURE

Freehold.

## DIRECTIONS

From Hawarden High Street, head east on Glynne Way (B5125) and turn left opposite Hawarden Farm Shop onto Rake Lane. Continue for approximately half a mile and property is located on the right hand side

**W3words:** sugar.store.learns

## VIEWING

By appointment only please contact either of the joint agents

J Bradburne Price & Co, Mold – 01352 753873

William Hall & Company, Hawarden – 01244 531 547



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## SERVICES

Mains Electricity.  
Mains Water  
Oil Central Heating  
Private Drainage

**EPC Rating 'C'**

**Council Tax** – Flintshire County Council – Band 'F'

## TENURE

The property is sold freehold with vacant possession upon completion.

## EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to an with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

## SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

## MONEY LAUNDERING

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

## GUIDE PRICE

Offers in the region of £395,000



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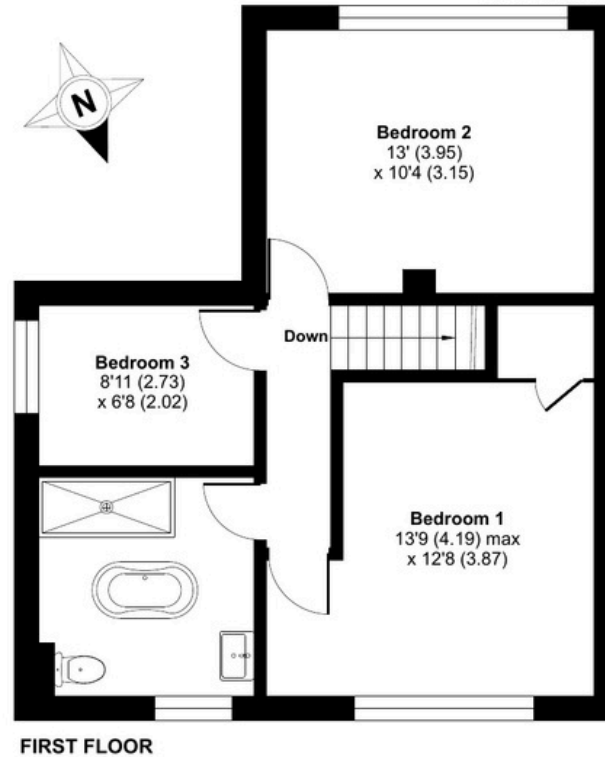
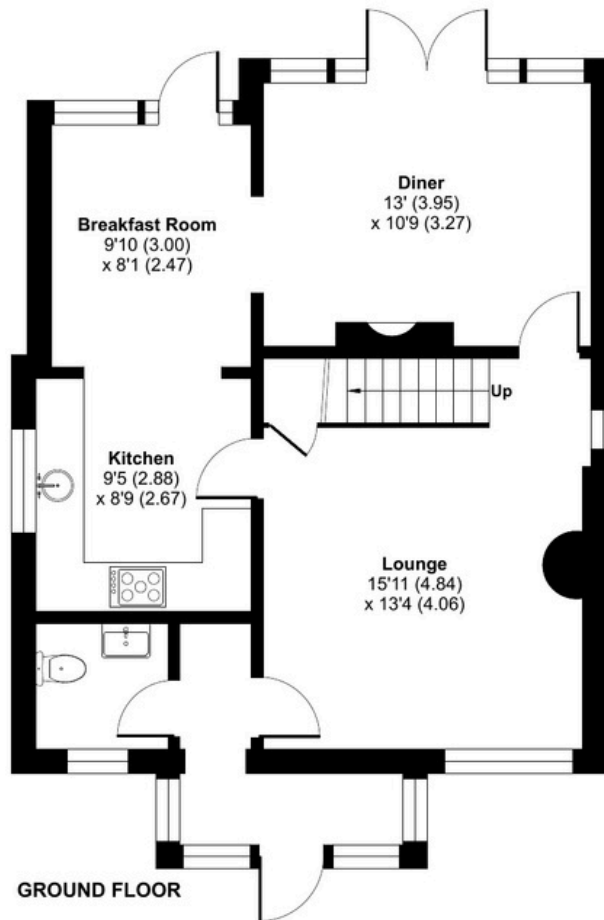
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# Rake Lane, Hawarden, Deeside, CH5

Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for J Bradburne Price & Co. REF: 1392942

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