



Bryn Edwin Stables
Flint Mountain


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

In Excess of **£500,000**

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Bryn Edwin Stables, Flint Mountain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STABLE CONVERSION CHARACTER HOME WITH EXCELLENT FIELD VIEWS
- EXCLUSIVE AND PEACEFUL COURTYARD LOCATION WITH BREATHTAKING PANORAMIC VIEWS
- CHAIN FREE
- SET AWAY FROM THE MAIN ROAD WITH EXCELLENT ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- FOUR DOUBLE BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- FAMILY BATHROOM, 4-PIECE ENSUITE PLUS GROUND FLOOR WASH ROOM
- STUNNING FIELD VIEWS WITH OUTSTANDING SUNSETS TO THE REAR
- ORIGINAL STABLE FEATURES THROUGHOUT
- DECEPTIVELY SPACIOUS FAMILY HOME
- NEW GAS BOILER FITTED 2026

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Entrance Hallway

Solid Oak floor, Oak stairs to the first floor, understairs storage area, wooden doors opening to the family room, lounge and downstairs wash room, wall mounted radiator

Lounge

24' 0" x 17' 6" (7.32m x 5.33m)

Two double glazed French doors opening to the rear garden with stunning hill views, double glazed window to the rear aspect, solid Oak floor, two wall mounted radiators, stunning stone inglenook style stone fireplace with reclaimed wooden mantle with stone back piece and hearth and space for an electric log burner, wooden door to dining room

Dining Room

17' 6" x 10' 6" (5.33m x 3.20m)

Solid Oak floor, double glazed window to rear garden with field and hill views, wall mounted radiator, wooden door to kitchen

Kitchen/Diner

18' 0" x 10' 6" (5.49m x 3.20m)

A range of solid wood wall, drawer and base units, worktop with sunken 1.5 bowl stainless steel sink unit with mixer tap, inset gas hob with extractor hood over, separate built in eye level oven, integrated dishwasher, integrated fridge, cupboard housing a Worcester combination boiler fitted in 2026, tiled floor, tiled splashback, feature French doors opening to the front, wooden door to utility room, opening to family room



Family Room

14' 0" x 9' 0" (4.27m x 2.74m)

Tiled floor, feature French door opening to the front courtyard, wall mounted radiator, wooden door to entrance hallway

Wash Room

A modern suite comprising a close coupled WC and pedestal wash hand basin, wall mounted radiator

First Floor Landing

Accessed via a stunning solid wood staircase with steps leading to bedrooms and bathroom, three velux roof windows, feature ceiling beams

Bedroom One

14' 6" x 10' 9" (4.42m x 3.28m)

Double glazed window to the rear, wall mounted radiator, wooden ceiling beams, eaves storage, wooden door opening to the ensuite

Ensuite

10' 9" x 8' 3" (3.28m x 2.52m)

A large 4-piece bathroom suite comprising a walk in shower cubical, panelled bath, close coupled WC and pedestal wash hand basin, tiled walls and floor, wooden beam features, wall mounted radiator

Bedroom Two

15' 6" x 11' 1" (4.72m x 3.38m)

Double glazed window to the front, wall mounted radiator, wooden ceiling beams



Bedroom Three

12' 4" x 10' 2" (3.76m x 3.10m)

Unique circular double glazed window to the front, wall mounted radiator, wooden ceiling beams

Bedroom Four

11' 8" x 10' 9" (3.56m x 3.28m)

Double glazed window to the rear, wall mounted radiator, wooden ceiling beams, eaves storage

Family Bathroom

10' 9" x 7' 0" (3.28m x 2.13m)

A modern suite comprising a panelled p-shaped bath, close coupled WC and pedestal wash hand basin, tiled walls and floor, double glazed window to the front, wall mounted radiator, feature ceiling beams

Key Information

Bryn Stables is offered FREEHOLD. The 5 owners form an owner managed management company for the maintenance of communal areas including the courtyard, currently set at £80 pcm. A mini sewage treatment system is situated away from the property in the Bryn Edwin Stables grounds and the maintenance fee includes annual servicing and emptying of the septic tank.





REAR GARDEN

Offering breath-taking and far reaching countryside views, the property boasts a large garden laid mostly to lawn with york stone patio area, timber fencing surround, timber storage shed and outside tap, access to the rear via a timber gate

GARAGE

Single Garage

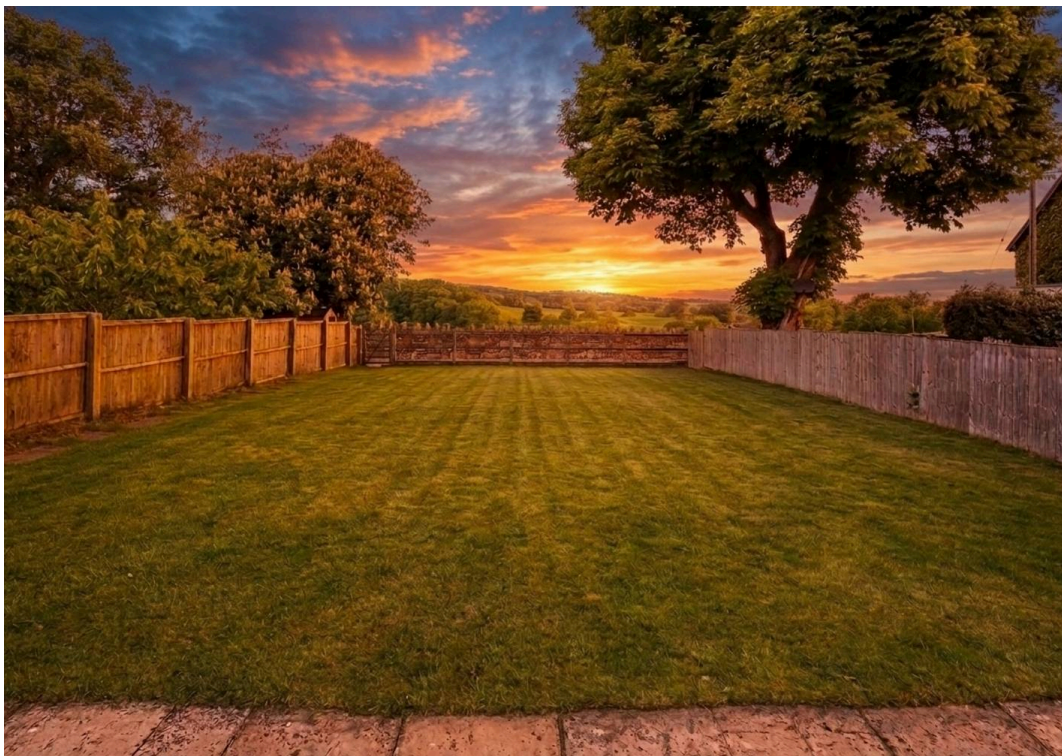
Set within a courtyard accessed by the residents of 4 properties, Bryn Stables has a detached garage which is ideally situated to the front of the property and accessed via double doors

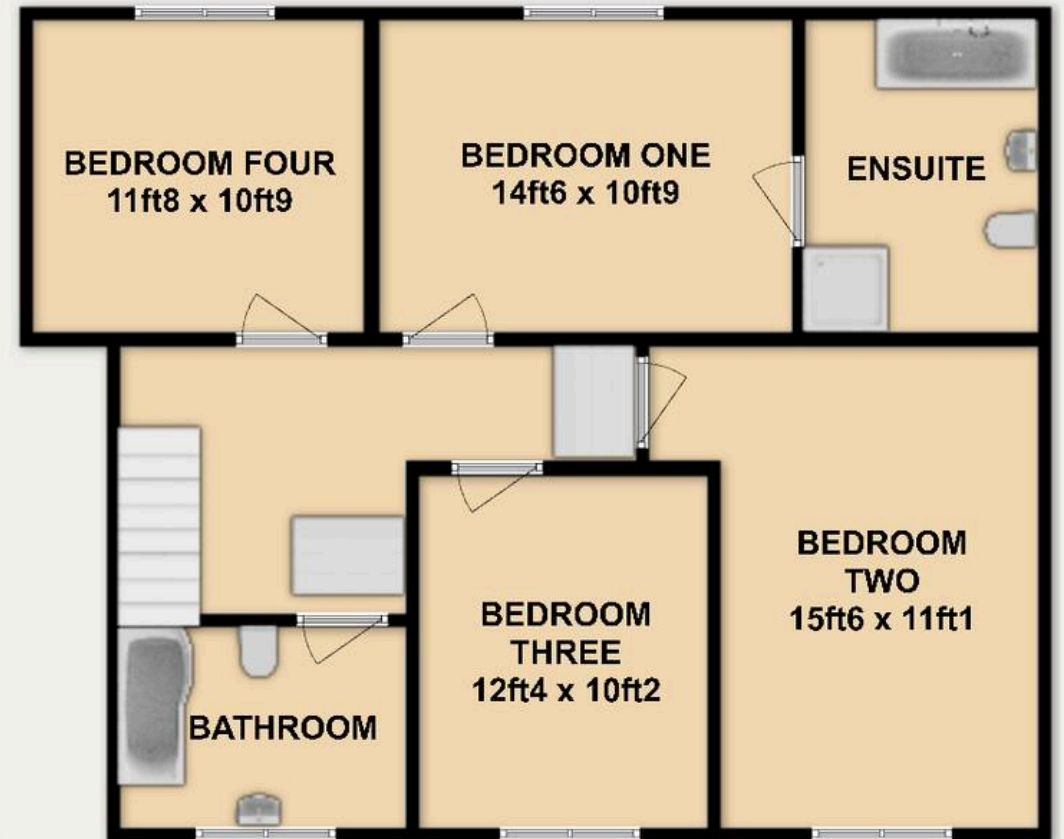
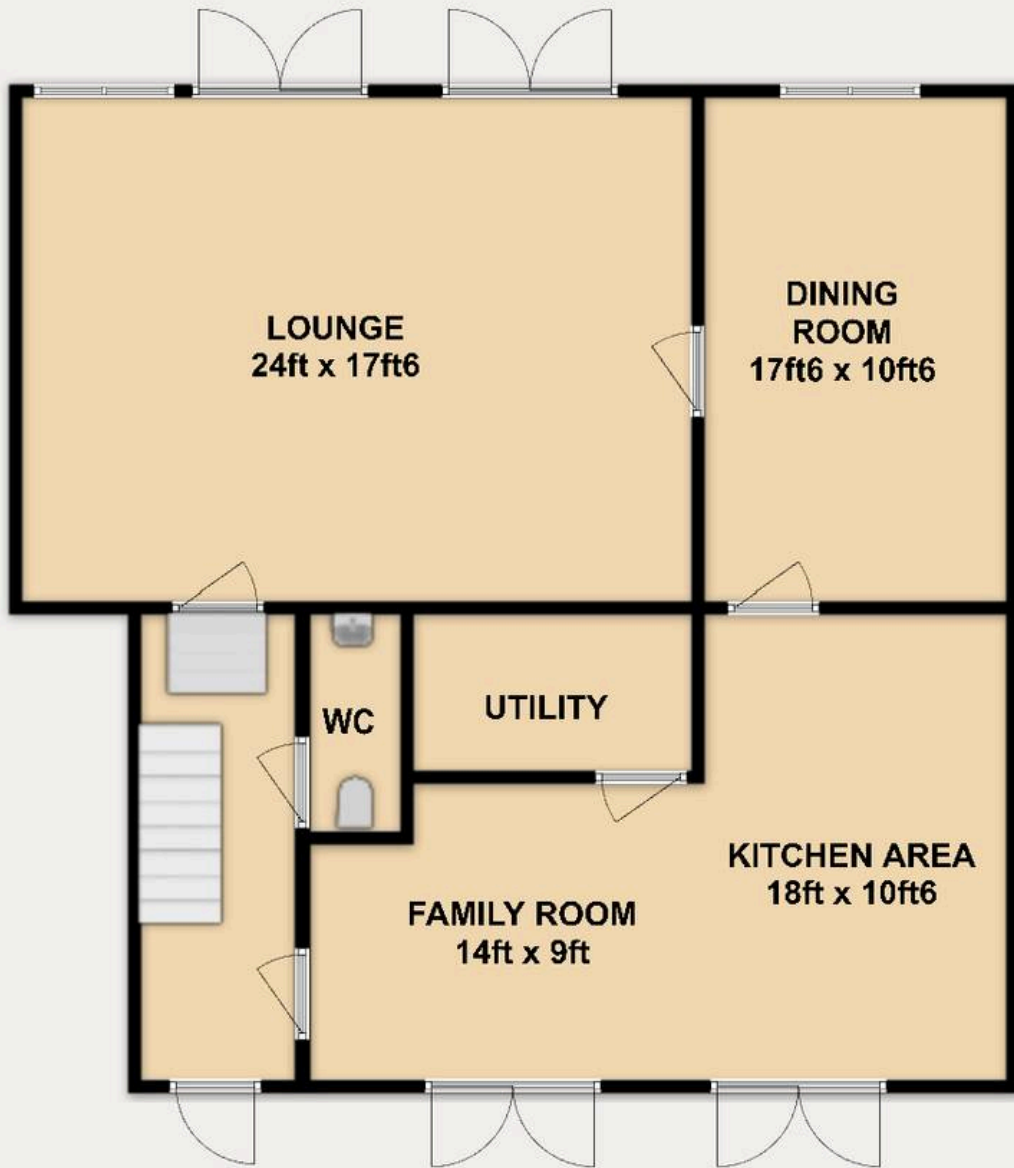
DRIVEWAY

2 Parking Spaces

Set within a courtyard accessed by only residents predominantly from three of the Stables properties, there are two allocated parking spaces to the front of the garage plus additional parking and visitor spaces within the communal courtyard.









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