

**4 Quarry Cottages Pen Y Bryn**  
Sychdyn, Mold,  
CH7 6EG

**Offers Over**  
**£400,000**

**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**

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A beautifully appointed three-bedroom detached house of immense character and charm, nestled within mature and private gardens in a tranquil and secluded setting off a minor no-through country lane. Situated just 1.5 miles from the centre of Mold, this exquisite home has undergone a sympathetic programme of refurbishment, seamlessly blending modern amenities with original features including oak beams, exposed purlins, stone floors and sash-style windows.

The property offers a welcoming side hall with cloakroom and WC, a reception hall, day lounge, dining room, morning room and snug, alongside a quality fitted Howdens kitchen with breakfast area. The first-floor landing leads to a master bedroom with a useful walk-in closet, two further bedrooms, and a beautifully renovated family bathroom. Additional features include gas central heating, double-glazed windows and loft access. The landscaped gardens, garden room and detached garage complete this stunning home. Viewing is highly recommended.

**Kitchen**  
3.84 x 2.13 (12'7" x 6'11")



A light-filled Howdens kitchen featuring an array of wall and base units with solid wooden worktops and complementary tiled splashbacks. There is an integrated dishwasher and fridge freezer, under-counter oven with full extractor fan, five-ring gas hob, Belfast sink, and space with plumbing for a washing machine.

**Dining Room**  
2.57 x 3.69 (8'5" x 12'1")



A characterful space with exposed oak beams and African slate floors that continue into the kitchen and breakfast area. High ceilings, feature wooden windows with deep pine sills, panel radiators. The dining room flows gracefully into the living room via a set of steps, creating a warm and inviting entertaining space.

**Living Room**  
3.62 x 3.30 (11'10" x 10'9")



This attractive reception room features a feature stone chimney breast with oak lintel, a gas log burner, and exposed ceiling beams. Wooden double-glazed windows to the front elevation fill the space with natural light. The room radiates character and offers a welcoming setting for relaxed living or entertaining.



**Breakfast Area**  
2.37 x 2.18 (7'9" x 7'1")



Stone floors extend seamlessly through to the breakfast room. Three double-glazed windows and a matching stable-style door provide abundant natural light and views of the rear and side gardens. Radiator included.

**Morning Room**  
3.61 x 3.33 (11'10" x 10'11")



Window to the front elevation, panel radiator, and a focal log burner. Oak beams and double-glazed window with deep pine sill, exposed ceiling beams, and a raised slate hearth. Feature stone chimney breast with arched recess adds character and charm.

**Snug**

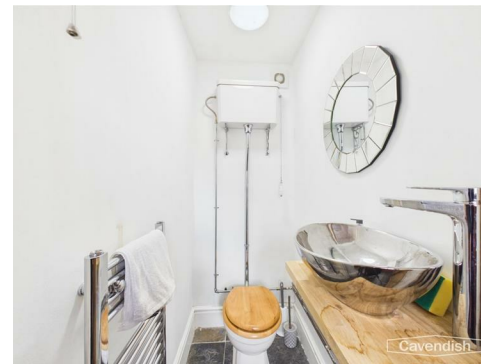


Stone floors, decorative cast-iron wood-burning stove with raised hearth. Window to the rear elevation, under-stairs storage, staircase rising with enclosed cupboard. Double-glazed window with deep pine sill, beamed ceiling, and panel radiator. A comfortable, cosy space perfect for relaxing.

**Porch**

1.27 x 1.46 (4'1" x 4'9")  
Wooden stable door, stone floors, and access to storage above the porch. Leads to downstairs WC.

**Downstairs WC**  
1.44 x 0.87 (4'8" x 2'10")



Stone floors, Victorian-style WC, wall-hung steel wash hand basin with mixer tap, and African slate floor. Radiator included.

**Master Bedroom**  
3.69 x 3.31 (12'1" x 10'10")



Spacious room with partially vaulted ceiling and exposed beams. Two built-in double-door wardrobes, panel radiator, TV aerial point, and wooden window perfect for a reading spot. Door leads to a walk-in closet with Velux window, wall-hung boiler, light, and power installed.



**Walk-in Closet**  
2.87 x 2.15 (9'4" x 7'0")



This versatile space, once used as a home office, has been thoughtfully transformed into a walk-in closet. It offers ample storage solutions, including a dedicated storage area, and features a wall-mounted combination boiler for convenience. Natural light fills the room through a Velux window, creating a bright and functional environment.

**Bedroom Two**  
3.67 x 3.35 (12'0" x 10'11")



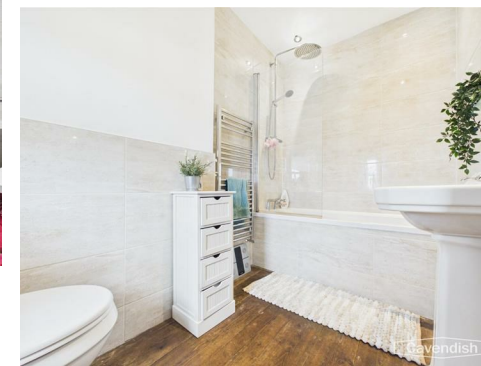
Partially vaulted ceiling with exposed beams, built-in double-door wardrobe and fitted cabinet. Panel radiator, TV aerial point, and tall double-glazed windows to the front elevation overlooking garden, offering garden views.



**Bedroom Three**  
2.76 x 4.19 (9'0" x 13'8")

Pine floorboards, partially vaulted ceiling, double-glazed window with pine sill, panel radiator, and TV aerial point.

**Bathroom**  
2.76 x 1.57 (9'0" x 5'1")



Newly renovated with wooden floors, tiled walls, ladder-style radiator, waterfall shower, wall-hung basin with storage underneath, and low-level WC. Wooden window to rear elevation provides natural light

**Landing**  
0.82 x 4.27 (2'8" x 14'0")



Wooden window to the rear with countryside views, turning staircase, doors to all rooms, panel radiator, and loft access.

**External**



Secluded location approached via a minor unmade no-through lane. Wide tarmac hard standing provides parking and access to the detached garage. Front gardens are terraced with central ornamental pond, gravelled areas, and raised flower and shrub borders. Small kitchen garden and concrete pathway lead to the front door. Side garden with shaped lawns, wide flower borders, and garden room. Landscaped for low maintenance yet full of charm and character. Has electrical car charger point plus external plug sockets.

**Garden Room**  
4.28 x 3.66 (14'0" x 12'0")



The garden room is a versatile, multifunctional space currently used by the vendors as a home gym. It benefits from power, making it ideal for a range of uses including fitness, work, or relaxation.