



Woodside Cottage Red Street

Rhewl, Holywell, CH8 9QZ

Offers Over £550,000



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Accommodation Comprises

Electric gates opening to an extensive block paved driveway providing off road parking for ample cars. Step up to composite entrance door opening into:

Open-Plan Reception Hallway

A stunning open-plan reception hallway providing an impressive first introduction to this exceptional home. Bright, airy and beautifully presented, the space features contemporary wood-effect laminate flooring, a striking skylight window allowing natural light to flood the area, recessed downlights, radiators, smoke alarms and useful power points.

The welcoming hallway flows seamlessly into a separate dining/seating area, creating a versatile and sociable space ideal for entertaining. Doors lead to the modern kitchen, a sitting room, downstairs WC, lounge and ground floor bedroom, while stairs rise to the first-floor accommodation.

Dining Area

A beautifully appointed and spacious dining/seating area, designed with both family living and entertaining in mind. The room features contemporary wood-effect laminate flooring, a striking skylight window allowing natural light to flood the space, together with large UPVC double glazed windows to the front and side elevations showcasing stunning views of the Dee Estuary.

The generous proportions provide ample room for a large family dining table alongside a comfortable seating area, creating a versatile and sociable space for everyday living and entertaining. Further benefits include recessed downlights, radiators, power points and an archway leading through to the kitchen/breakfast room.

Kitchen / Breakfast Room

A stunning contemporary kitchen/breakfast room, beautifully designed with style, functionality and modern family living in mind. The kitchen is fitted with a superb range of modern wall and base units, complemented by elegant worktop surfaces and matching splashbacks. A central island creates a fantastic focal point, incorporating a breakfast bar seating area, additional drawers and bin storage.

The kitchen further benefits from an integrated double oven, electric hob with stylish angled extractor hood over, black composite sink with an instant hot water tap with drainer and mixer tap, integrated fridge / freezer, washing machine, dryer and excellent storage provision and ample worktop space. Finished with tiled flooring, recessed downlights, radiators, smoke alarm and extractor fan. The room also benefits from a UPVC double glazed window to the side elevation and a door providing access to the side of the property as well as a useful storage cupboard with lighting and power points adds further practicality to this impressive space.

Sitting Room

A further impressive reception room, offering a spacious and versatile living area with a wonderful connection to the outdoors. The room features elegant UPVC bi-folding doors, creating a seamless flow onto the private and expansive rear garden, perfect for entertaining or enjoying the warmer months.

The room is beautifully finished with contemporary wood-effect laminate flooring, a stylish wall-mounted electric fire creating an attractive focal point, UPVC double glazed window to the side elevation, recessed downlights, modern radiators, smoke alarm and power points.

Downstairs W.C

A stylish and practical downstairs WC, fitted with a contemporary two-piece suite comprising a W.C and sink vanity unit with mixer tap over. The room is finished with attractive tiled flooring, partially tiled walls, recessed downlights, radiator and extractor fan, creating a modern and functional space for guests and everyday use.

Lounge

A stunning and spacious lounge, designed to maximise the beautiful views this exceptional property has to offer. The room features impressive large full-height UPVC double glazed windows to the front elevation, allowing natural light to flood the space while showcasing the stunning outlook, together with a further UPVC double glazed full-height window to the side elevation.

The lounge is finished with contemporary wood-effect laminate flooring and benefits from a stylish wall-mounted electric fire creating an attractive focal point, recessed downlights, modern radiators and power points, making this a bright, elegant and comfortable living space.

Ground Floor Bedroom

A superbly proportioned ground floor bedroom, offering a versatile and spacious retreat with a range of potential uses, including guest accommodation, a home office or additional family living space. Beautifully presented with contemporary wood-effect laminate flooring, the room features double doors opening into a built-in wardrobe, providing excellent storage.

The bedroom benefits from impressive full-height UPVC double glazed window to the side elevation and a further UPVC double glazed window to the rear elevation and UPVC double glazed French doors opening into the conservatory, creating a bright and airy space with a wonderful connection to the outdoors.

Further features include recessed downlights, radiators, power points and a door leading into the en-suite shower room.

En-Suite

A contemporary three-piece suite comprising a W.C., stylish walk-in shower enclosure with wall-mounted mains-powered shower, and a modern vanity unit with integrated sink and useful pull-out drawer storage beneath. Finished with tiled flooring and partially tiled walls, the room further benefits from a radiator, extractor fan, recessed ceiling spotlights and a UPVC frosted double-glazed window to the rear elevation.

Conservatory

A bright and inviting conservatory featuring a ceiling light and fan and under floor heating, wood-effect laminate flooring, power points and UPVC double glazed French doors opening directly onto the private rear garden, creating a seamless connection between the indoor and outdoor spaces.

First Floor Accommodation

Landing

A bright and welcoming landing with contemporary wood-effect laminate flooring, recessed downlights, radiator, smoke alarm and a UPVC double glazed window to the front elevation, creating a light and airy feel. Doors lead to three well-proportioned double bedrooms, the family bathroom and a practical storage cupboard.

Master Bedroom

Exceptional principal bedroom suite offering generous proportions and an abundance of natural light through UPVC double glazed windows to the front and rear elevations. The room benefits from two built-in wardrobes, one fitted with hanging rails and shelving, while the second provides additional hanging space and discreetly houses the air source heat pump cylinder. Further comprising recessed downlights, radiators, power points and direct access to the en-suite shower room.

En-Suite

Appointed with a modern three-piece suite comprising a W.C., wall-mounted vanity wash hand basin with mixer tap over, and a shower enclosure with mains-fed shower. Finished with fully tiled walls and flooring, recessed downlights, extractor fan and a UPVC double glazed frosted window.

Bedroom Two

A generous double bedroom with a useful built-in storage cupboard with light and hanging rail, ideal for use as a wardrobe. The room benefits from recessed downlights, radiators, power points and UPVC double glazed windows to the front and side elevations providing breathtaking views across the Dee Estuary.

Bedroom Three

A well-proportioned double bedroom benefitting from built-in wardrobes with double doors, fitted with shelving and hanging rails to provide ample storage. The room is enhanced by UPVC double glazed windows to the side and rear elevations, together with recessed downlights, radiator and power points.

Family Bathroom

Appointed with a modern three-piece suite comprising a W.C., vanity wash hand basin with drawers beneath and an L-shaped panelled bath with wall-mounted electric shower over. Complemented by tiled flooring, partially tiled walls, radiator, recessed downlights, extractor fan and a UPVC double glazed frosted window, creating a bright and practical family bathroom.

Tel: 01352 711170

Self-Contained Detached Annexe

Perfectly suited to multi-generational living, guest accommodation or those working from home, the detached annexe offers fully self-contained accommodation finished to an equally high standard. It briefly comprises a private entrance hall, spacious lounge with garden access, modern kitchen/dining room and contemporary shower room, whilst the first floor offers a generous double bedroom together with access to a fully boarded loft with new insulation via a drop-down ladder. The annexe also benefits from its own independent electricity supply and is served by Calor gas.

Beautifully Landscaped Gardens & Grounds

Occupying a generous plot extending to approximately 0.60 acres, the beautifully landscaped grounds have been thoughtfully designed to create a tranquil and private outdoor retreat. At the heart of the garden is a stunning ornamental pond, complete with filtration system, fountain and feature lighting, and home to a selection of ornamental fish, including prized Koi. The property is approached via electric gates, opening onto an extensive block-paved driveway providing ample off-road parking for numerous vehicles. Complemented by attractive landscaped gardens and comprehensive external lighting, this exceptional outdoor space is perfect for both relaxing and entertaining whilst enjoying the peaceful surroundings.

Detached Garage

Benefitting from an up-and-over door, power and lighting, offering excellent storage space or secure parking.

Modern Technology & Energy Efficiency

The property has been thoughtfully upgraded with an energy-efficient air source heating system, 12 solar panels installed in 2024, a new roof, comprehensive CCTV system, full alarm system and electrically operated entrance gates with integrated lighting and camera, offering both efficiency and peace of mind.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback 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.

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Road Map



Hybrid Map



Terrain Map



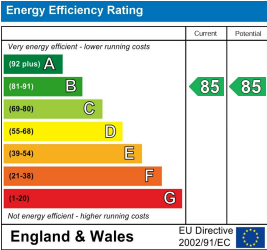
Floor Plan



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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