



Plas Cottages Plas Lane

Llanarmon-Yn-Ial, Mold, CH7 4QL

Offers Over £350,000



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Property Description

Reid & Roberts Estate Agents are delighted to present to the market this truly enchanting three-bedroom end terrace cottage, occupying an idyllic rural setting in the sought-after village of Llanarmon-yn-Ial. Surrounded by open countryside and enjoying a wonderful sense of peace and privacy, this character-filled home blends traditional charm with practical modern living. Rich in original features including exposed beams, parquet flooring and a cast iron log burner, the cottage offers warm and inviting accommodation throughout.

The beautifully landscaped wrap-around gardens are a standout feature, with mature planting, colourful borders and a stunning wisteria that drapes elegantly over the property. Adding to the appeal is a substantial two-storey detached annex, constructed in 2022, offering incredibly versatile accommodation that could serve as guest accommodation, a home office, studio, meditation space or business premises. With two dedicated parking spaces one directly behind the annex and one to the side of the property, an EV charging point, and far-reaching views over neighbouring fields and woodland, this is a truly unique property that would be ideal for those seeking a rural lifestyle, multi-generational living, or a home with income potential.

Accommodation Comprises

Lounge

A uPVC front door with a frosted double glazed panel opens into the welcoming lounge, a room that immediately sets the tone for the cottage with its wealth of character features. The focal point is the charming cast iron log burner set on a slate hearth, creating a cosy and inviting atmosphere. The room is further enhanced by exposed ceiling beams, picture rail detailing and attractive Chevron Oak Parquet flooring. A useful under-stairs storage cupboard provides practical space for coats and shoes. Natural light floods in through a double glazed uPVC window to the front elevation and two arched double glazed windows to the side, which overlook the conservatory. Additional features include a wall-mounted electric radiator, central ceiling light and television point. A staircase rises to the first floor, and an oak door leads through to the kitchen/dining room.

Kitchen

The kitchen/dining room is both charming and functional, fitted with a range of base units with solid bamboo work surfaces over. Incorporated within the design is a stainless steel one-and-a-half bowl sink unit with mixer tap, a built-in electric oven and a four-ring 'Indesit' hob with stainless steel extractor canopy over and glass splashback. Matching upstands complete the finish, and there is space for an under-counter fridge. The room enjoys lovely views over the surrounding countryside through two double glazed uPVC windows to the rear elevation. Finished with attractive parquet flooring, inset spotlights and a wall-mounted electric radiator, this is a practical yet characterful space ideal for everyday living and entertaining.

Utility Area

Leading from the kitchen is a useful rear porch, currently utilised as a utility and pantry area. There is plumbing and space for a washing machine, built-in shelving, exposed beam ceiling and ceiling light. A wooden framed single glazed internal window overlooks the conservatory, while a uPVC door with frosted double glazed panels provides access. A further wooden door leads to the ground floor bathroom.

Bathroom

The bathroom is fitted with a well-appointed three-piece suite comprising a low flush WC, panelled bath with wall-mounted electric shower over, PVC splashback and folding glass shower screen, along with a vanity unit incorporating an inset wash hand basin with mixer tap and matching splashback. Additional features include cork flooring, a wall-mounted electric heated towel rail, inset spotlights, wall-mounted mirror and a frosted double glazed uPVC window to the rear elevation.

Conservatory

The conservatory is a bright and versatile addition to the home, constructed on a dwarf brick wall with uPVC double glazed units and a pitched roof incorporating double glazed panels. Finished with waterproof laminate flooring, the space benefits from power and lighting and offers room for a tumble dryer if required. A uPVC double glazed door opens directly onto the gardens, creating a seamless connection between the indoor and outdoor spaces.

First Floor Accommodation

Landing

The first floor landing provides access to all three bedrooms and includes a central ceiling light and loft hatch access.

Principle Bedroom

The principle bedroom is a spacious and beautifully light double room, enjoying a dual aspect with a double glazed uPVC window to the front elevation overlooking open fields and two further double glazed windows to the side elevation with views over the gardens. The room features picture rail detailing, carpeted flooring and a wall-mounted electric radiator.

Bedroom Two

The second bedroom is another generous double room with a double glazed uPVC window overlooking the gardens, carpeted flooring, central ceiling light and wall-mounted electric radiator. The room also benefits from a useful airing cupboard housing the hot water cylinder and providing shelving for linen storage.

Third Bedroom

Versatile bedroom/study, currently accommodating a Twin-size bed. It enjoys a double glazed uPVC window to the rear elevation with fantastic far-reaching views across neighbouring fields and rolling countryside beyond. Additional features include carpeted flooring, central ceiling light and wall-mounted electric radiator.

External

Annex

Constructed in 2022, the detached two-storey annex is an outstanding addition to the property and offers an exceptional level of versatility. Beautifully presented and thoughtfully designed, it would be ideal as guest accommodation, a holiday let, a home office, yoga studio, therapy room or creative workspace. Finished with timber-clad elevations and high-quality fixtures and fittings throughout, the annex enjoys wonderful views over the gardens and surrounding countryside.

Ground Floor Studio Room

The annex is entered via attractive sage green French doors with double glazed panels and matching side windows, opening into a bright and stylish ground floor reception space. The room features bamboo flooring, a floor-to-ceiling picture window framing views of the woodland, inset spotlights, wall-mounted electric infrared radiators and a striking solid wood staircase with glass balustrade rising to the first floor. A built-in corner vanity cupboard with ornate bowl sink and gold mixer tap adds a luxurious touch.

Ground Floor WC

A door leads to a useful cloakroom fitted with a Saniflo electric toilet, continuing wood flooring, wall light and shelf above.

First Floor Studio

The first floor is an impressive open-plan room currently used as a meditation suite, but equally suited to use as a bedroom, lounge, office or studio. The vaulted ceiling enhances the sense of space, while inset spotlights, three Velux roof windows and an additional rear aspect window ensure the room is flooded with natural light. uPVC double glazed French doors open onto a private balcony, and the room is finished with carpeted flooring and wall-mounted electric infrared heaters.

Balcony

The private balcony is a wonderful elevated seating area with timber decking and contemporary glass balustrade, providing beautiful views across the gardens and over the surrounding countryside and open fields.

The Annex Store Room

To the rear of the annex is a highly useful store room accessed via a sage green composite door with decorative glazed panel. Finished with bamboo flooring, inset spotlights, a double glazed window, power and lighting, the room is currently used for storage and houses the annex electrics, with space for a freezer. This versatile room could also serve as a workshop or additional office space. An EV charging point is installed externally.

Tel: 01352 700070

Garden

The gardens at Number One Plas Cottage are a true highlight of the property, beautifully maintained and thoughtfully landscaped to create a series of charming outdoor spaces. Directly from the conservatory, slate-paved steps lead up to a raised lawn bordered by colourful flowering plants, mature shrubs and established bushes. A gravelled pathway with stepping stones wraps around the side and front of the cottage, where the gardens continue and are enclosed by mature hedging for a wonderful sense of privacy. One of the most striking features is the mature wisteria that gracefully drapes over the front of the cottage and conservatory, adding to the home's undeniable charm.

A timber log store is positioned to the side of the property, and stepping stones across the lawn lead to a paved seating terrace, perfectly placed to enjoy the gardens and views. This terrace also provides access to the detached annex. Beyond this area, a gate opens to a gravelled parking area providing off-road parking for one vehicle, with additional parking space around the annex. The property backs onto open farmland and woodland, with uninterrupted views across neighbouring fields to both the front and rear, offering a wonderfully peaceful and private setting.

Council Tax Band - D

EPC Rating - TBC

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Services

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.



Road Map



Hybrid Map



Terrain Map



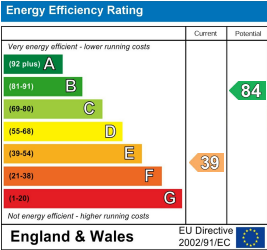
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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