



1 Stamford Cottages

Halkyn Road, Holywell, CH8 7RZ

Offers In The Region Of £259,950



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Accommodation Comprises:

A wooden gate opens to steps descending to the front entrance. A UPVC front door with decorative glazed frosted panel and matching frosted glazed side panels opens into:

Reception Hall

A welcoming entrance hall featuring a turned staircase rising to the first floor and a useful under-stairs storage cupboard housing the phone point and electric meter, along with an additional deep wrap-around storage area. The hall also benefits from a radiator, wall-mounted thermostat control, and smoke alarm. Doors lead to the lounge and kitchen/diner/living area.

Lounge

A spacious and well-presented reception room with a UPVC double glazed window to the front elevation, allowing plenty of natural light to flow through. Features include a coved ceiling, radiator, and TV point. Double glazed UPVC sliding doors provide a seamless connection through to the sun room, enhancing the sense of space and offering an ideal layout for both everyday living and entertaining.

Sun Room

Featuring wood effect laminate flooring, wall-mounted electric heater, wall lights, UPVC double glazed windows and double glazed UPVC French doors opening out to the rear garden. The room also benefits from a newly fitted roof, creating a bright and versatile additional living space.

Open Plan Kitchen / Diner / Living Area

A spacious and versatile open plan area, fitted with a range of wooden 'Sage' wall and base units complemented by wood effect work surfaces over. Inset stainless steel sink unit with mixer tap and matching drainer. Integrated appliances include a four-ring gas hob with stainless steel extractor hood above and built-in electric oven, along with space for a fridge/freezer and plumbing for both washing machine and dishwasher.

The kitchen area benefits from splashback tiling and tiled flooring, which flows into the living and dining space finished with carpet for comfort. Additional features include inset spot lighting, smoke alarm, radiator, and TV point. Two UPVC double glazed windows to the rear elevation provide excellent natural light.

A step down leads to a further tiled area with a UPVC door featuring decorative frosted double glazed panels, providing direct access to the rear garden.

First floor accommodation

Landing

UPVC double glazed window to the side elevation, smoke alarm and doors leading to:

Master Bedroom with Dressing Area

Master Bedroom - A spacious room with UPVC double glazed windows to the front and rear elevations, allowing an abundance of natural light to fill the room. Radiator, coved ceiling, TV point, and door leading to the en-suite, with open access into the dressing area.

Dressing Area - Radiator and a range of fitted wardrobes with mirrored sliding

doors providing excellent storage. Central ceiling light and a wall-mounted Glow-worm boiler, fitted approximately 3 years ago, is neatly housed within the wardrobe.

En-Suite

Three piece suite comprises: panelled bath with mixer tap over and shower attachment, low flush W.C and pedestal sink unit. Fully tiled walls to the bath area and further walls are tiled to dado height, single panelled radiator, inset spotlights and vinyl flooring. UPVC double glazed frosted window to the front elevation and wall mounted vanity cupboard.

Bedroom Two

UPVC double glazed window to the front elevation, radiator and TV point.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator and TV point.

Shower Room

Three piece suite comprises: low flush W.C, pedestal sink unit and walk in double shower cubicle with glass sliding door, wall mounted electric shower and fully tiled walls. Tiled walls to dado height, vinyl flooring, chrome ladder style heated towel rail, inset spot lights and extractor fan.

External

To the front, the property is approached via a stone-built boundary wall with a wooden gate, leading to steps descending to the front entrance.

To the side you will find double wooden gates opening to a generous driveway provides ample off-road parking for multiple vehicles. At the base of the drive is a useful storage area located to the rear of the summer house, ideal for garden equipment and outdoor items. The area is enclosed by wood panel fencing for privacy, with a further gate providing access to the rear garden.

At the rear is a beautifully landscaped garden, thoughtfully designed for ease of maintenance while creating a peaceful outdoor retreat. A paved patio provides an ideal seating and entertaining space, leading onto a striking water feature with waterfall cascading into a pond. The feature is surrounded by a variety of flowering shrubs, grasses, and plants, complemented by gravel and slate areas, with decorative wooden bridges adding character throughout. As well as decking for outdoor furniture offers a perfect spot to relax and enjoy the sound of the waterfall.

Further benefits include an insulated summer house with electric supply, providing a versatile additional space. The garden is fully enclosed by wood panel fencing, ensuring a private and secure setting.

Summer House & Storage Area

Set within a stunning landscaped garden, the insulated summer house with electric supply provides a superb, versatile space that can be enjoyed all year round. Benefiting from a diesel heater, the summer house offers comfortable use throughout all seasons and is currently ideal for relaxing or entertaining, whilst also lending itself perfectly to use as a home office, hobby room, or peaceful garden retreat overlooking the beautifully landscaped garden.

Tel: 01352 711170

In addition, there is a separate storage area located to the rear of the summer house, conveniently accessed from the driveway, providing practical space for garden tools and outdoor equipment.

COUNCIL TAX BAND D

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We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

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

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the 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.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

INDEPENDENT MORTGAGE ADVICE

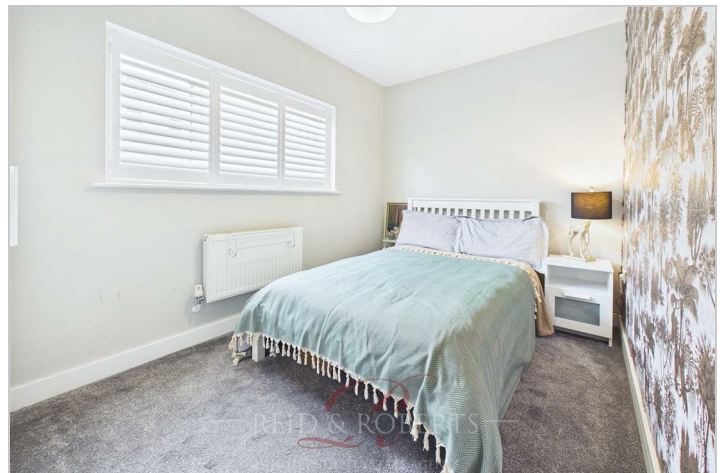
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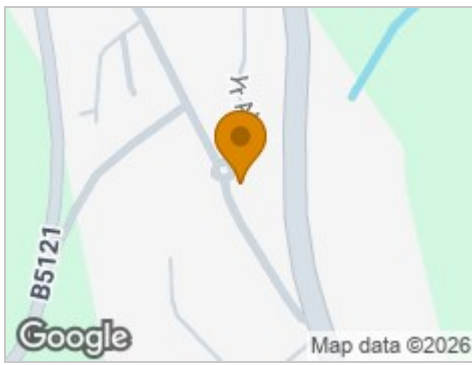
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TENURE

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



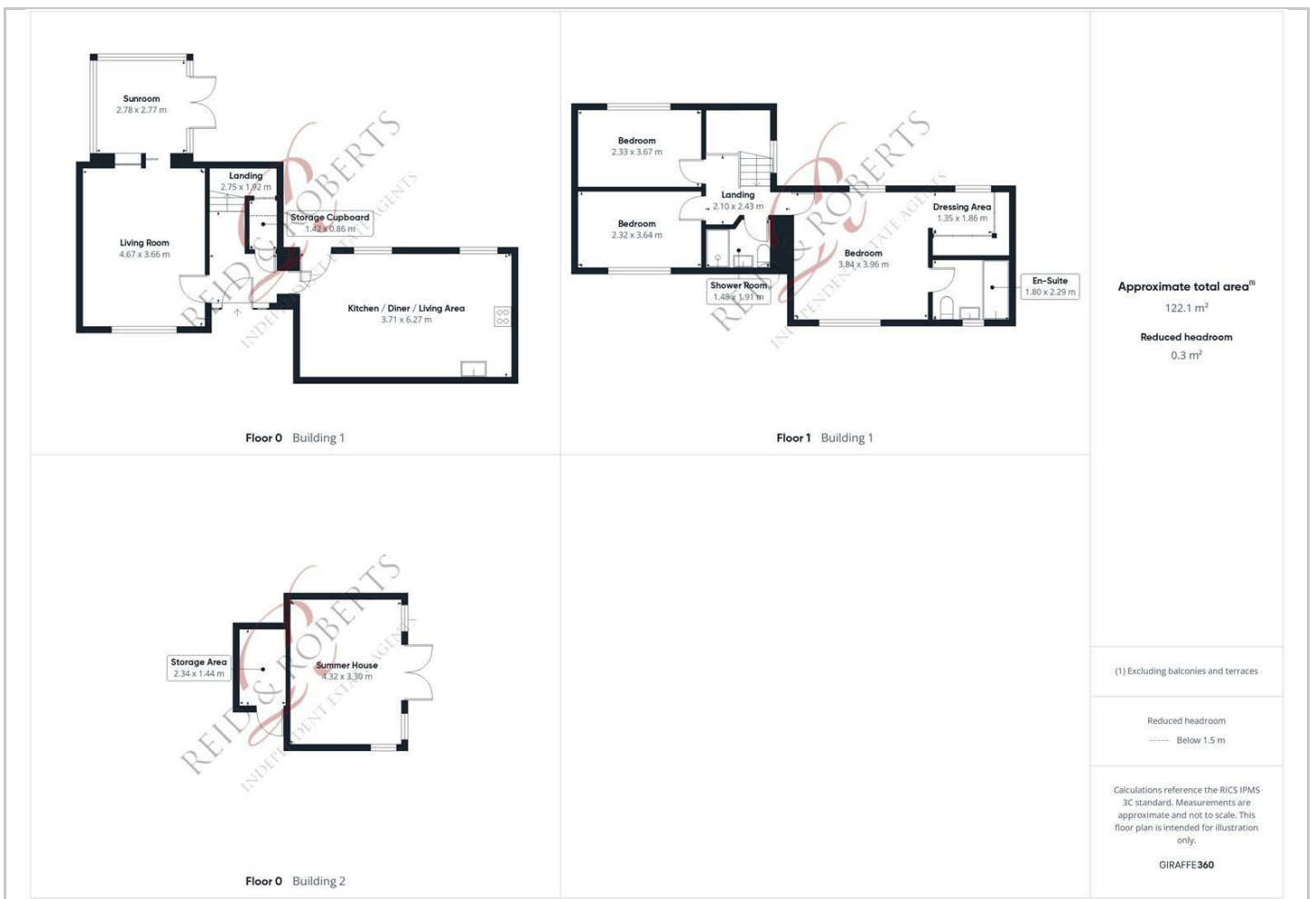
Hybrid Map



Terrain Map



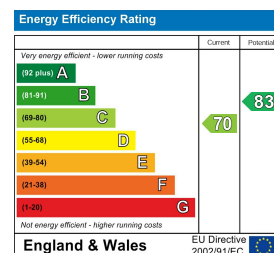
Floor Plan



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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