



## Allt Alyn

Llanferres, Mold, CH7 5TG

Offers In The Region Of £500,000



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### Property Description

Reid & Roberts are proud to present this truly exceptional and beautifully appointed country cottage where timeless character meets refined modern living. Originally dating back to the 1800s, the property has been thoughtfully extended over the years to create a substantial and highly versatile family home, rich in history yet perfectly suited to contemporary lifestyles. Situated on an enviable elevated position, the home enjoys breathtaking, far-reaching views across rolling countryside and open farmland from every window, offering an ever-changing backdrop of natural beauty throughout the seasons. The south-facing garden further enhances this idyllic setting, providing a private sun-drenched haven ideal for relaxation and entertaining alike.

The property is entered via a bright and inviting sunroom, enjoying lovely views over the south-facing garden and surrounding countryside. This leads into a central hallway with stairs to the first floor, useful storage cupboards, and a cloakroom. At the heart of the home is a stunning dining room featuring an impressive original inglenook fireplace, creating a real focal point full of warmth and character. From here, a versatile reception room, currently used as an office, offers flexibility as a ground floor bedroom or additional living space. The stylish, newly fitted kitchen completes the ground floor. Upstairs, the landing showcases exposed original stone cottage walls and a characterful window, adding a wonderful sense of history. The first-floor lounge enjoys panoramic rural views and could also serve as an additional bedroom if required. The principal suite is generously proportioned, with a seating area, en suite shower room, and direct access to a superb terrace with far-reaching views. Two further bedrooms and a beautifully appointed family bathroom complete the accommodation..

This is a rare opportunity to acquire a home of remarkable character, space, and setting.

### Accommodation Comprises

The property benefits from two separate access points. One approach is via a picturesque bridge leading to a Upvc double glazed door, opening directly onto the first-floor landing.

The principal entrance is approached through an elegant wrought iron gate, where a gently curving paved pathway wraps around the property and leads to a further Upvc double glazed door opening into the inviting sunroom creating a wonderful first impression of this unique home.

### Sun Room

A beautifully bright and inviting sunroom, flooded with natural light through expansive glazing that frames stunning views across the garden and surrounding countryside. Sliding doors provide seamless access to the outdoor space, creating an effortless connection between inside and out perfect for both relaxing and entertaining. The room offers a calm and contemporary feel, with ample space for comfortable seating, making it an ideal spot to unwind while enjoying the ever-changing rural outlook. Finished with tiled flooring, the space is further enhanced by a double panelled radiator and ceiling light points.

A solid wooden door leads into:

### Entrance Hallway

A practical and well-presented entrance space, finished with wood-effect laminate flooring and complemented by recessed storage cupboards, ideal for coats and shoes. A Upvc double glazed door with a frosted inset provides access to the rear courtyard, offering a convenient area for everyday use and discreet bin storage.

Stairs rise to the first-floor accommodation, while an opening leads seamlessly through to the dining room.

### Kitchen

A beautifully appointed, contemporary kitchen finished to an excellent standard, offering a range of sleek high gloss soft-close wall and base units complemented by marble-effect work surfaces. Integrated appliances include a fridge, freezer, washing machine and dishwasher, alongside an induction hob with extractor over and double eye-level oven and grill. A stainless steel sink is perfectly positioned beneath a window enjoying views over the south-facing garden and surrounding countryside. Finished with tiled flooring and modern lighting, this is a stylish and functional heart of the home.

### Ground Floor WC

Elegantly appointed with a sleek two-piece suite comprising a vanity wash hand basin and low flush WC. The space is fully tiled and complemented by a heated towel rail and extractor fan, offering both style and practicality.

### Dining Room

A truly magnificent and atmospheric space forming part of the original 1800s cottage, showcasing a striking stone inglenook fireplace with original beam and tiled hearth. Rich in character, the room further benefits from exposed beams, tiled flooring and two double glazed windows, creating a warm and inviting setting ideal for both everyday living and entertaining.

A door leads into:

### Ground Floor Reception Room

A versatile space currently utilised as an office, offering flexibility as a ground floor lounge or additional bedroom room. Features include a log burner set on a tiled hearth, exposed beams, tiled flooring, two radiators and UPVC double glazed windows to the front elevation.

### Stairs from hallway rise to:

### First Floor Landing

A charming split-level gallery landing, rich in character with exposed stonework and retained original features that beautifully reflect the property's heritage. A double glazed window enhances the natural light, creating an airy and inviting feel.

A Upvc double glazed door provides access to the bridge entrance, adding a unique and practical aspect to the home's layout.

### Lounge

An exceptional and beautifully proportioned reception room, positioned to fully capitalise on its elevated setting and commanding truly breathtaking panoramic views across the surrounding countryside. Currently arranged as a refined lounge, the space has been thoughtfully designed to embrace its outlook, creating a serene and sophisticated retreat from which to enjoy the ever-changing landscape.

Rich in character, the room features an elegant log burner, exposed stone feature wall, and striking beamed ceiling, seamlessly blending warmth and heritage with understated luxury. Versatile in its design, this impressive room could equally serve as an additional bedroom if required, offering both flexibility and style in equal measure.

### Principle Bedroom

A truly impressive and beautifully appointed principal suite, designed to make the most of its exceptional setting. A striking, generously sized window perfectly frames the far-reaching countryside views, creating a stunning focal point and flooding the room with natural light. The space is wonderfully proportioned, offering ample room for a dedicated seating area, ideal for enjoying a quiet morning coffee while taking in the uninterrupted rural outlook along with mirrored sliding wardrobes, combining comfort with understated elegance, this luxurious retreat provides a calm and private sanctuary within the home.

### En Suite

Stylishly appointed with a contemporary three-piece suite including enclosed shower, low flush WC and circular wash hand basin set within a vanity unit. Finished with full tiling, heated towel rail and frosted window.

### Terrace (Accessed via Principal Bedroom)

A truly exceptional feature of the home, this elegant private terrace is finished with refined tiled flooring and ornate wrought iron balustrading, commanding uninterrupted panoramic vistas across rolling hills, grazing livestock and unspoilt countryside. An idyllic setting, perfectly suited to both tranquil mornings and atmospheric evenings.

### Bedroom Two

A well-proportioned double bedroom with fitted wardrobes, beamed ceiling, double panel radiator and UPVC double glazed window to the front elevation, enjoying attractive rural views.

### Bedroom Three

A characterful bedroom featuring exposed stone walls, beamed ceiling, original single glazed window and additional double glazed window. Includes useful storage cupboard.

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### Family Bathroom

A beautifully appointed and recently fitted four-piece suite, featuring a striking clawfoot roll-top bath with elegant mixer tap, complemented by a separate shower enclosure with mains-fed shower, wash hand basin and low flush WC. Finished to a high standard with full-height tiling, quality flooring, a heated towel rail and a frosted double glazed window, creating a refined and luxurious bathing space.

### Storage Room/Utility

A useful and well-appointed boiler room is accessed externally via a wooden door, providing a practical and discreet utility space. The room offers space for a tumble dryer and fridge and also houses the boiler. Benefiting from both power and lighting, this area provides excellent functionality while keeping essential appliances separate from the main living accommodation.

### Outside

The external grounds of the property are truly exceptional, offering both practicality and beautifully landscaped surroundings. The property benefits from multiple parking areas, including a detached garage set back from the main residence with ample space for multiple vehicles, currently accommodating a caravan, alongside an additional designated parking area near the access bridge to the first floor. A wrought iron gate opens to the front, where the property is attractively enclosed by stone walling and established shrubs. A paved pathway leads through to the stunning south-facing garden, a mature and thoughtfully arranged outdoor space featuring an array of established trees, shrubs and planting, along with multiple seating areas perfectly positioned to enjoy the truly breathtaking panoramic countryside views.

### EPC Rating - D

### Council Tax Band - F

### Misrepresentation 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.

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

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

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### Money Laundering

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.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### 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



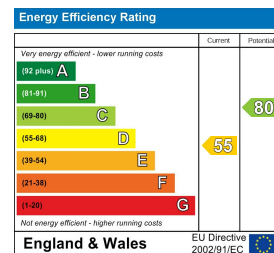
## Floor Plan



## 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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