



# JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Leadbrook Hall Farm Leadbrook Drive, Flint, CH6 5ST

- Large Farmhouse
- 4 reception rooms plus office and second kitchen
- Scope for business - B'n'B, catering or Boutique Hotel
- Large Yard and gardens
- Self contained 2 bedroom Annex
- 7 bedrooms plus Annex
- Outbuildings
- 6 Stables and tackroom

We are pleased to welcome this charming farmhouse to the market. This detached property is a welcoming family home but brings scope for possible business opportunities. It boasts an impressive four reception rooms, 7 bedrooms in the main property offering ample space for luxurious living.

The property is situated in a private semi rural location, with views of the countryside as well as an ideal location for north wales expressways, easy access to North wales the A55 and to the North West of England.

As well as the 4 reception rooms the property also has a home office and second modern kitchen which would make an ideal space for a home baker or small catering business, the property would lend itself well to a B'n'B or Boutique Hotel. With plenty of outbuildings, Six stables, double garage, two tack rooms, old milking parlour and a large yard.

With its own third floor modern, spacious self contained 2 bedroom Annex. Accessed internally but also with its own external stairway access. The annex would be ideal for expanded family or additional income stream.

To the rear is a beautiful country style garden.

We would highly recommend viewing of this stunning Farmhouse to appreciate all which it has to offer.

#### PORCH

We enter through the main porch to the left of the building, it has a small window to the front of the property and plenty of space to hang coats and storage.

#### CLOAKROOM

8'9" x 8'6" (2.668 x 2.598)

A good sized cloakroom recently refurbished. Large window, old traditional fireplace, White toilet and modern bowl basin, tasteful wood panelling. Radiator, laminate flooring.

#### LIVING ROOM

19'3" x 12'6" (5.876 x 3.823)

A wide hallway leads from the entrance porch with the main staircase up to the second floor to the left and the first living room ahead. A Large reception room with a bay window to the side of the property and french door out to the rear garden. Wood laminate flooring. Radiator.

#### SITTING ROOM

14'11" x 13'3" (4.5524 x 4.061)

Along the inner hallway we find the Sitting room. Another room with plenty of light from a large window and also French doors out to the rear garden. Fireplace. Radiators. Pendant Light.

#### KITCHEN

11'3" x 8'1" (3.441 x 2.468)

This Smaller of the two kitchens has great potential as a home catering or cake business or for B'n'B/Hotel, it has modern base units, large 5 ring cooker, kitchen sink and separate wash hand basin. large window to the front of the property, tiled flooring and half tiled walls.

#### HOME OFFICE

11'4" x 7'11" (3.466 x 2.419)

Next door to the Kitchen is this useful well used home office, ideally located to the centre of the property offers plenty of space.

#### LOUNGE

21'7" x 17'10" (6.586 x 5.448)

Large welcoming family room. This Lounge although spacious has a real cosy welcoming feel to it. With three windows it is flooded with natural light. Exposed beautiful wood beams. Large stone open fireplace. Doors from this room lead to the family kitchen/breakfast room, dining room and door to the second porch and out to the yard.

#### KITCHEN

15'3" x 10'11" (4.673 x 3.337)

From the lounge into this spacious kitchen-breakfast room. With a selection of base and wall units, Large range

style cooker, two widows which look out to the side and rear gardens. Door leading through to the large utility room.

#### UTILITY ROOM

14'4" x 12'5" (4.379 x 3.790)

An enviable utility room which is almost as big as the kitchen. with base units, worktop and sink. doors leading out the other rear garden and another out to the side garden and outbuildings. This room is ideal for storage and white goods, space for pets, boot room etc. Alternatively allows scope to possibly knock through from the kitchen to create a large open plan entertaining space with doors out to the garden.

#### DINING ROOM

11'11" x 10'7" (3.650 x 3.236)

The dining room is accessed from the Large lounge/family room. With a window looking to the rear garden and the second staircase up to the first floor. With 4 reception rooms this room would also make a cosy playroom or elegant music room.

The staircase from the dining room leads up to two good sized double bedrooms, a single room and large family bathroom.

#### BEDROOM

12'0" x 11'0" (3.675 x 3.376)

Double bedroom, pendant light, radiator, window to the front, Modern decor.

#### BEDROOM

12'4" x 10'3" (3.761 x 3.132)

Double bedroom, pendant light, radiator, window to the front and modern decor.

#### BEDROOM

9'8" x 6'4" (2.964 x 1.955)

Single bedroom, a small single bedroom although this would make a great walk in wardrobe or dressing room.

#### BATHROOM

11'9" x 11'4" (3.592 x 3.463)

This large 'L' shaped bathroom offers a white suite which includes a toilet, vanity unit basin, a lovely freestanding roll top bath and a large double shower. The room is half tiled, spot lighting, some exposed beams, heated towel rail and window the the side of the property.

From the entrance hall we take the main staircase up to the landing which has doors to the 4 bedrooms, a W.C and a doorway to the staircase leading up to the self contained Annex on the third floor.

#### BEDROOM

18'1" x 15'8" (5.519 x 4.795)

The master bedroom, the largest of the bedrooms, with a fireplace, two windows looking out to the rear garden. A generous elegant bedroom situated in the centre of the property. This room is carpeted, pendant light, radiator.

#### BEDROOM

18'8" x 12'10" (5.699 x 3.929)

Double bedroom with a beautiful bay window, views of the gardens and countryside beyond.

#### BEDROOM

12'9" x 11'4" (3.888 x 3.477)

Double bedroom.

#### BEDROOM

13'11" x 8'8" (4.246 x 2.642)

Double bedroom

#### WC

8'1" x 4'2" (2.487 x 1.283)

Toilet and basin.

#### ANNEX

Third floor self contained annex. This is accessed from within the property through a door to the staircase to the third floor. Access is also possible from the external staircase.



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This space includes a kitchen-breakfast room (4.266m x 2.670m), large lounge (4.949m x 5.505m), two double bedrooms (3.9m x 3.2m and 3.4m x 3.2m) one of which has an e-suite shower room and also a family bathroom (2.5m x 1.9m).

The Annex offers spacious living or opportunity for additional income. It also has some exposed brickwork and beams, tastefully decorated with modern décor.

**GARDENS AND OUTBUILDINGS**

The property has two gardens, a country style garden to the rear with a lawned area and rose bushes enclosed by hedgerows, the living room and sitting room both have doors opening out onto this space. A second enclosed garden to the side of the property with a lawn area and patio accessed from the utility room.

The Property benefits from a large yard to the front of the property and a selection of Outbuildings. Listed in brief is a tack room, a large double garage, three stables to the right of the property and a further 3 to the front of the property along with a second tack room and milking parlour.

(Land may become available to purchase at a later date by separate negotiation).

**IMPORTANT NOTICE**

None of the services, fittings or appliances (if any) heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

**MONEY LAUNDERING**

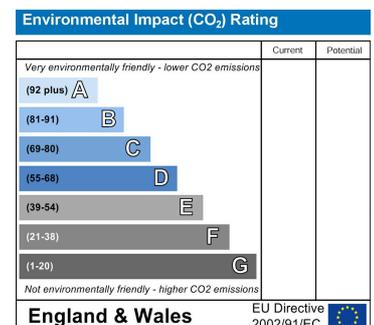
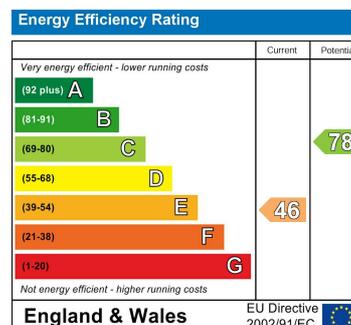
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

**VIEWING**

By arrangement with the Agents, Jones Peckover, 47 Vale Street, Denbigh. 01745 812127

**PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct, but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Jones Peckover, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property, and these particulars do not constitute an offer or contract. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.



**Ground Floor**  
Approx. 178.7 sq. metres (1924.0 sq. feet)



**Annex**  
Approx. 84.5 sq. metres (909.5 sq. feet)

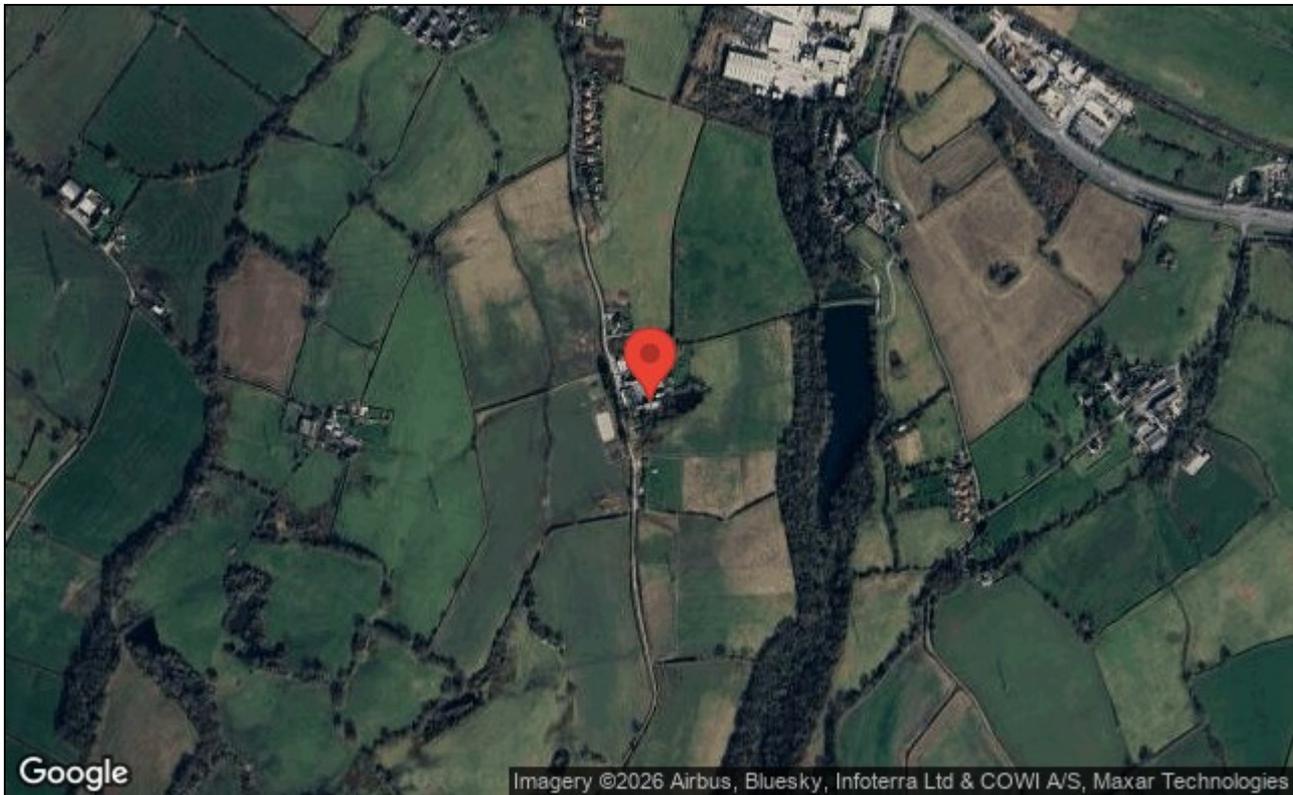


**First Floor**  
Approx. 132.0 sq. metres (1421.2 sq. feet)



Total area: approx. 395.3 sq. metres (4254.7 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanItUp.

Leadbrook Hall Farm Leadbrook Drive, Oakenholt



Google

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