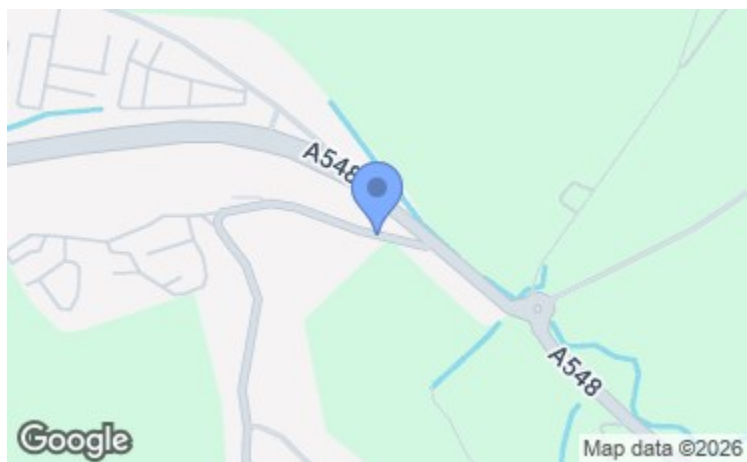




The Cross 1 High Street, Mold, Flintshire, CH7 1AZ
Tel: 01352 751515
Email: mold.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The Spinney Gwespyr

Holywell,
CH8 9JS

Offers Over

£475,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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.

MISREPRESENTATION ACT 1967
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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

The Spinney is an exceptional detached coastal residence, enviably positioned within the sought-after village of Gwespyr, offering truly breathtaking panoramic views across the Dee Estuary, Irish Sea, the Wirral Peninsula and towards the sandy shoreline of Prestatyn.

Set within an elevated plot, the property is approached via a private driveway providing ample off-road parking and access to a substantial detached double garage. The home is perfectly designed to embrace its surroundings, with wraparound decking and multiple outdoor seating areas creating ideal spaces for entertaining, al fresco dining, or simply enjoying the uninterrupted coastal outlook.

Internally, the property offers spacious and versatile accommodation, including an impressive living room centred around a striking inglenook fireplace with multi-fuel stove, alongside a well-appointed kitchen/breakfast room featuring an LPG range cooker and an adjoining snug—perfect for modern family living. The layout is both practical and inviting, with additional spaces such as a study and utility room enhancing day-to-day functionality.

To the first floor, the principal bedroom suite is a true highlight, boasting its own private balcony to take full advantage of the spectacular views, along with a walk-in wardrobe and a generously sized ensuite. Further bedrooms provide flexible accommodation for family or guests, all serviced by a well-equipped family bathroom.

Externally, the landscaped and enclosed rear garden has been thoughtfully arranged with a variety of seating areas, a summer house and lawned sections, making it ideal for families and pet owners alike. The property further benefits from oil-fired central heating and double glazing throughout.

Combining generous living space, versatile accommodation and an outstanding coastal setting, The Spinney presents a rare opportunity to acquire a truly special home in one of North Wales' most scenic locations.



Location



Occupying an elevated position within the sought-after village of Gwespyr, The Spinney is a beautifully presented three/four-bedroom detached residence enjoying truly outstanding, far-reaching coastal views across the Dee Estuary, Irish Sea, Wirral Peninsula and towards the dunes of Prestatyn.

External



Approached via a shared tarmac driveway providing ample off-road parking, the property also benefits from a substantial detached double garage with twin roller doors. Timber steps lead to the front elevation where a wraparound decked terrace and established planted borders create an impressive first impression, perfectly framing the panoramic outlook.

Entrance Hall

8.52 x 1.85 (27'11" x 6'0")



The accommodation opens via a composite-style uPVC entrance door into a welcoming hallway, rich in character with exposed beams, soft carpeting and a warm, homely feel. From here, doors lead to the principal ground floor rooms.

Living Room

8.07 x 4.92 (26'5" x 16'1")



The living room is a superb triple-aspect space, flooded with natural light via multiple double-glazed windows and French doors opening directly onto the rear terrace. A striking stone inglenook fireplace with multi-fuel stove forms the focal point, complemented by exposed beams and generous proportions ideal for both relaxing and entertaining.

Garage

6.84 x 6.84 (22'5" x 22'5")



Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band G - Flintshire County Council.

AML

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Directions

Cavendish Estate Agents Ltd - Mold 1 High St, Mold CH7 1AZ - Head towards Tyddyn St 0.2 mi At the roundabout, take the 1st exit onto Lead MIs/A541 0.1 mi At the roundabout, take the 4th exit onto King St/A5119 Continue to follow A5119 0.3 mi Slight left onto Raikes Ln 0.7 mi Turn right to stay on Raikes Ln 171 ft Turn left onto Main Rd/A5119 Continue to follow A5119 2.0 mi At Northop Interchange, take the 1st exit onto the A55 slip road to Conwy 0.3 mi Merge onto N Wales Expy/A55 8.5 mi At junction 31, take the B5122 exit to Prestatyn/A5151/Caerwys 0.2 mi At Caerwys Interchange, take the 4th exit onto A5151 430 ft At Caerwys Interchange, take the 1st exit and stay on A5151 0.8 mi At the roundabout, continue straight 0.8 mi Turn right towards Garreg Cottages 0.1 mi Continue onto Garreg Cottages 1.1 mi Drive along Pen Y Bryn 5 min (1.9 mi) Turn right 3 min (1.2 mi) Step Drive on your right The Spinney is the house on the left.

What Three Words - ///puppets.clashing.warbler

Family Bathroom

1.76 x 3.03 (5'9" x 9'11")

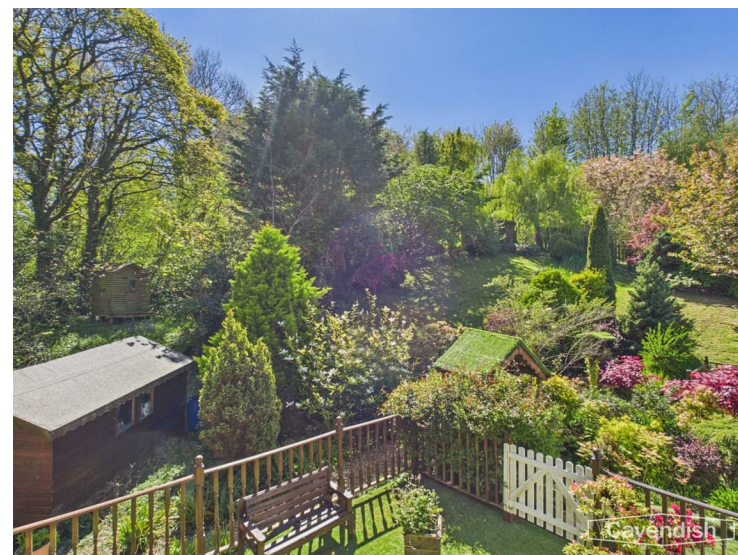


The family bathroom is fitted with a four-piece suite including bath and separate shower.

Garden



Externally, the property continues to impress. The landscaped rear garden is thoughtfully designed with multiple seating areas, decking, summer house and lawned sections, all enclosed and ideal for families or those with pets. The elevated position ensures uninterrupted views and a high degree of privacy.



Dining Area



Office

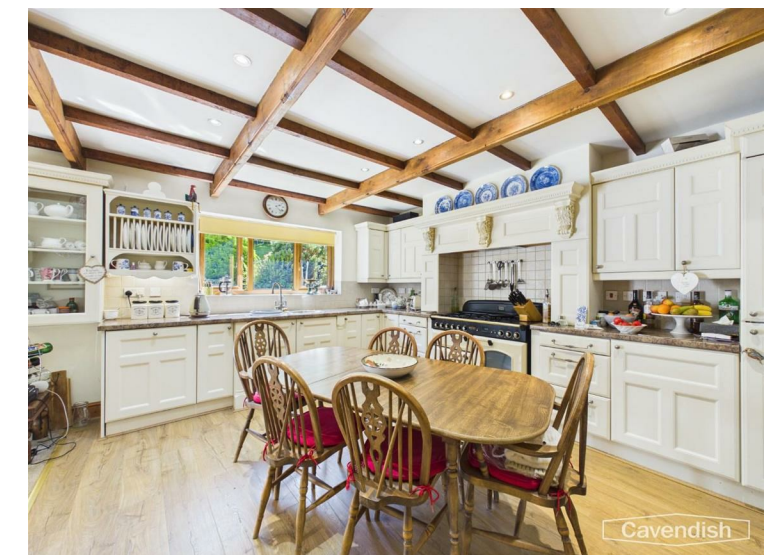
3.07 x 2.94 (10'0" x 9'7")



A study/home office sits to the front, offering a tranquil and practical workspace with pleasant outlook

Kitchen

4.43 x 6.92 (14'6" x 22'8")



The kitchen/breakfast room is well-appointed with a range of cream wall and base units, granite-effect worktops and an LPG range-style cooker exposed wooden beams. There is ample space for dining, with views across the rear garden. An adjoining snug provides an additional reception area, again benefitting from French doors onto the decking—perfect for indoor-outdoor living.

Snug



Landing
0.99 x 5.25 (3'2" x 17'2")



Ensuite
1.91 x 3.09 (6'3" x 10'1")



Bedroom 2
4.43 x 3.55 (14'6" x 11'7")



Utility Room
3.06 x 2.63 (10'0" x 8'7")



To the first floor, up the carpeted stairs with spindled wooden balustrade a bright landing leads to three well-proportioned bedrooms.

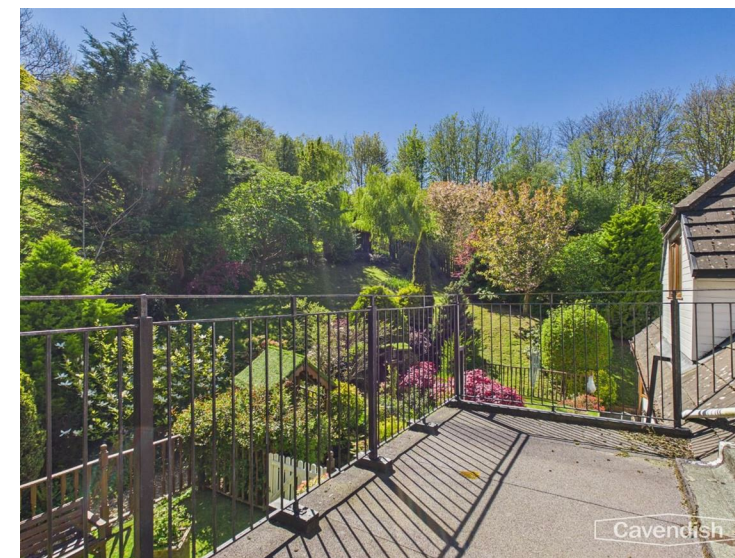
Four piece suite with corner bath separate shower cubicle with glass doors sink and WC window vinyl flooring and tiled walls.

Bedroom two is a generous double (previously configured as two rooms), offering flexibility for reconfiguration if required. With carpeted flooring two windows and two radiators.

Primary Bedroom
6.1 x 4.96 (20'0" x 16'3")



Balconey



Bedroom 3
3.24 x 3.08 (10'7" x 10'1")



A utility room offers further storage, plumbing and housing for the oil-fired boiler, with external access

The principal suite is a standout feature—an impressive room with vaulted ceilings, triple-aspect windows and French doors opening onto a private balcony, perfectly positioned to enjoy the breathtaking coastal views. The suite is complemented by a walk-in wardrobe and a spacious four-piece ensuite bathroom.

Wardrobe
1.65 x 2.09 (5'4" x 6'10")

Downstairs WC
3.07 x 1.00 (10'0" x 3'3")

A ground floor WC completes the downstairs accommodation.

Bedroom three is another comfortable double with carpeted flooring and double large glazed window enjoying views over the rear garden.