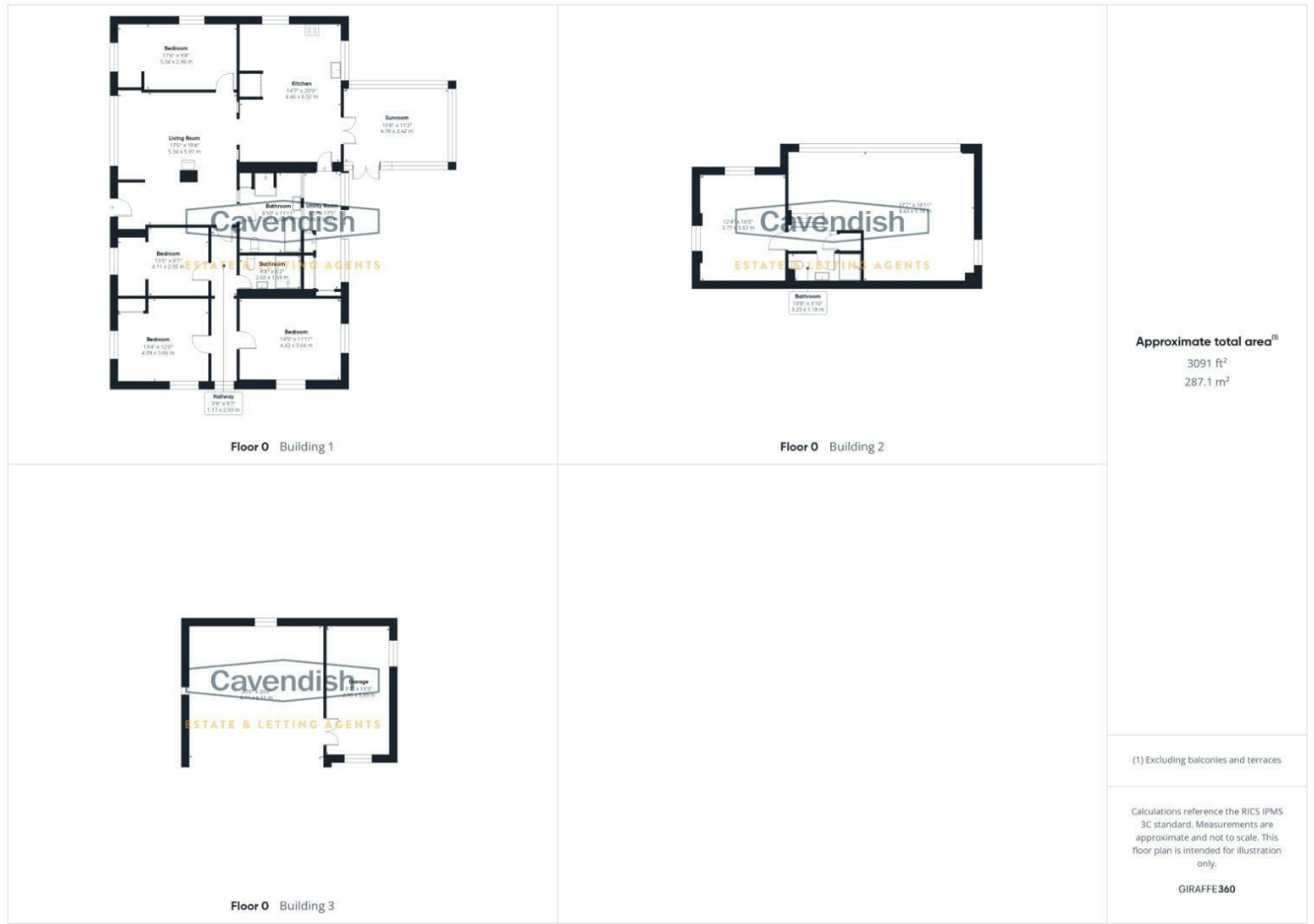


Newstead, Garreg Boeth, Rhydymwyn, Mold, Flintshire, CH7 5HP



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		57	75
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC			

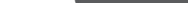
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.


www.cavendishproperties.co.uk

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Newstead, Garreg Boeth
Rhydymwyn, Mold, Flintshire
CH7 5HP

NEW
£650,000

Newstead is a substantial four-bedroom detached bungalow set within an enviable semi-rural location on the outskirts of Rhydymwyn, offering privacy, space and exceptional countryside surroundings.

The property combines character features with versatile living accommodation, including a spacious living room with gas stove, well-appointed kitchen with views over woodland, and a bright conservatory opening onto the gardens. Four well-proportioned bedrooms and multiple bathroom facilities provide flexible family living. There is immediate potential to extend the property as the loft space has been planned, approved and built to support further accommodation subject to further planning. The property also benefits from FTTP superfast wifi to the door.

Externally, the property truly excels, offering approximately 5.23 acres of land, extensive gardens, and a range of outbuildings suitable for a variety of uses. With its idyllic setting and lifestyle potential, Newstead presents a rare opportunity for buyers seeking a countryside retreat with scope for equestrian or smallholding use.

LOCATION



Rhydymwyn is a picturesque rural village benefiting from a shop and garage, it is located just a short drive from the popular market town of Mold. Surrounded by rolling countryside and woodland, the area is ideal for those seeking a peaceful lifestyle while remaining within easy reach of everyday amenities. Mold offers a wide range of shops, supermarkets, restaurants and leisure facilities, as well as well-regarded schools. The location also provides convenient access to Chester, Wrexham and the wider North Wales region, making it suitable for commuters. The surrounding countryside offers excellent walking, cycling and outdoor pursuits, making Rhydymwyn a highly desirable location for those looking to enjoy the best of rural living with accessibility to nearby towns.

EXTERNAL

Newstead is approached via a private driveway leading onto a gravelled track, guiding you through a peaceful and idyllic semi-rural setting. The property sits within generous grounds, surrounded by lawned gardens, mature trees and woodland beyond, offering a high degree of privacy and a truly tranquil environment. To the front, the bungalow is framed by established lawns and deciduous trees, with fencing enclosing the grounds. A wooden carport and adjoining shed/workshop provide useful external storage and a second larger outbuilding, both benefitting from power.

ENTRANCE



Accessed via an obscured UPVC double-glazed front door, the entrance opens into a welcoming hallway with exposed wooden beams and carpeted flooring. A useful alcove provides space for coats and storage, with doors leading to the principal living accommodation.

LIVING ROOM

5.34 x 5.91 (17'6" x 19'4")



A warm and characterful living space featuring a gas stove set within a tiled hearth and chimney breast. The room benefits from a large double-glazed window overlooking the front garden, carpeted flooring, ceiling with exposed beams, and fitted shelving. An open archway leads through to the kitchen, enhancing the flow of the home.

adjoining land, woodland and fields with a timber barn and field shelter suitable for horses.



AGENTS NOTES

The property sits within extensive wraparound gardens with a variety of outdoor spaces including patio seating areas, lawned gardens and a covered pergola ideal for outdoor dining. Additional features include an oil-fired heating system and septic tank drainage.

TENURE

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

COUNCIL TAX

* Council Tax Band F - 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 LETTING 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- Mold 1 High St, Mold CH7 1AZ
Head towards High St/B5444 26 ft Turn right onto High St/B5444 Continue to follow B5444 0.4 mi Merge onto Hall View/A541
2.4 mi Turn left onto Dolfechlas Rd 0.9 mi Turn left 0.3 mi Slight right down an unadopted road Destination will be on the second right 0.1 mi NEWSTEAD, GARREG BOETH
Mold CH7 5HP

Newstead, Garreg Boeth, Rhydymwyn, Mold, Flintshire, CH7 5HP

Main room 8.43 x 5.78 m
Studio Room 3.77 x 5.02 m
Bathroom 3.25 x 1.18 m

CARPORT AND GARAGE



Carport 6.11 x 6.11 m
Garage/ Workshop 2.95 m x 5.89m

FRONT GARDEN

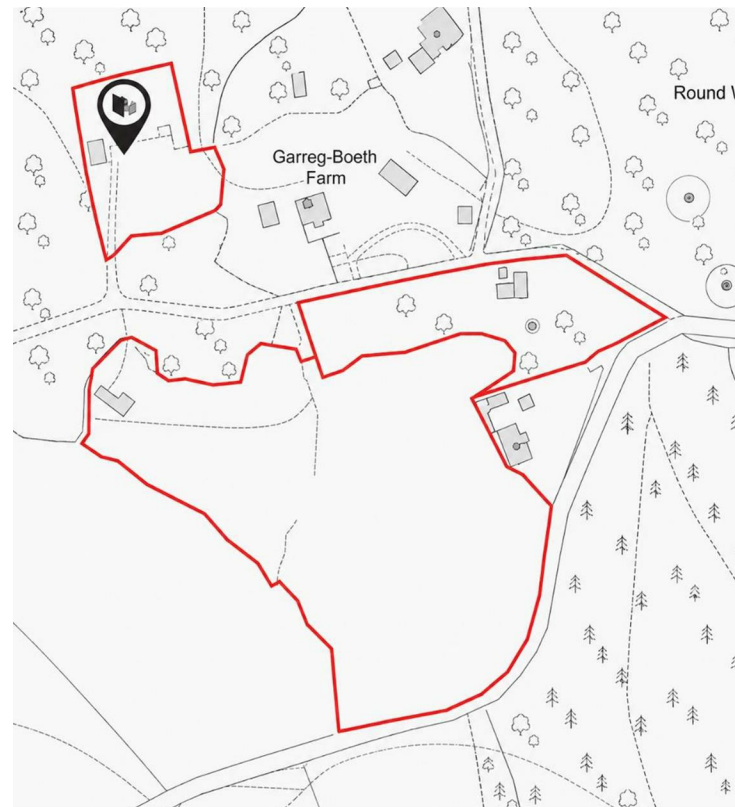


REAR GARDEN



The grounds extend to include a pond (fed with rainwater from the roof via underground drains), a covered pergola with barbecue area, oil tank, water points and access to woodland beyond (not included within the title).

LAND



The property also benefits from approximately 5.23 acres of

Newstead, Garreg Boeth, Rhydymwyn, Mold, Flintshire, CH7 5HP



KITCHEN

4.46 x 6.32 (14'7" x 20'8")



The kitchen is fitted with cream wall and base units with chrome handles, complemented by quartz worktops. A Rangemaster cooker with electric hob sits beneath a stainless steel extractor hood, with matching splashback. Terracotta tiled flooring continues throughout, and multiple double-glazed windows provide an abundance of natural light along with stunning views over the surrounding woodland. A stainless steel sink with mixer tap and drainer sits beneath one of the windows. There is space for white goods, and a cupboard houses the oil-fired boiler. Glazed wooden doors lead into the conservatory.



CONSERVATORY

4.78 x 3.42 (15'8" x 11'2")



A bright and spacious addition with full-height double glazing and a glazed roof, offering uninterrupted views across the gardens and woodland beyond. Double doors open onto the patio, creating an ideal space for relaxing or entertaining.

UTILITY

1.96 x 5.32 (6'5" x 17'5")

Accessed from the kitchen, the rear porch features quarry tiled flooring, worktop space and additional storage, making it a practical utility area. A glazed door provides access to the rear garden.

HALLWAY

1.17 x 2.93 (3'10" x 9'7")



The inner hallway provides access to the remaining bedrooms and shower room, with steps leading to the rear section of the property.

BEDROOM 2

4.09 x 3.66 (13'5" x 12'0")



Another spacious double bedroom with dual-aspect windows, fitted wardrobes, radiator and ample socket provision, making it a comfortable and versatile space.

BEDROOM 3

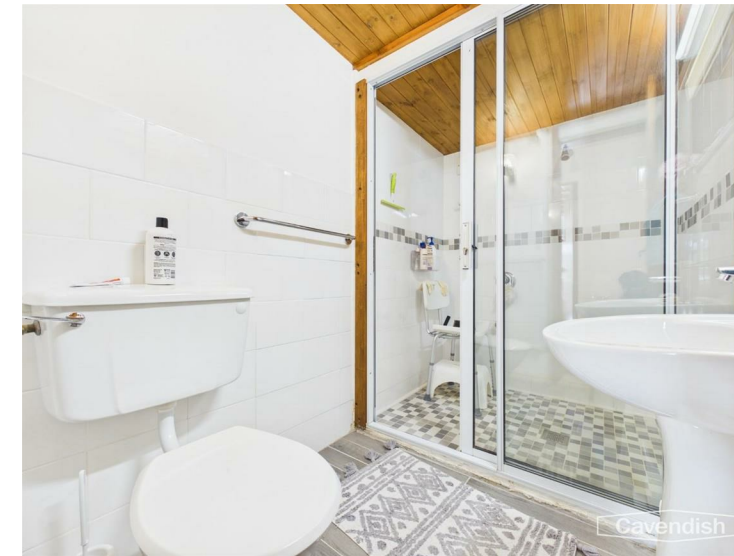
5.34 x 2.96 (17'6" x 9'8")



Located off the living room, this is a generous double bedroom with dual-aspect double-glazed windows, exposed beams, radiator and ample natural light.

SHOWER ROOM

2.65 x 1.59 (8'8" x 5'2")



A modern shower room with wood-effect flooring, walk-in shower with tiled surround, WC, wash basin, heated towel rail and extractor fan.

BEDROOM 1

4.42 x 3.64 (14'6" x 11'11")



A well-proportioned principal bedroom with dual-aspect windows flooding the room with light. The room benefits from fitted wardrobes, integrated dressing table, radiator and additional wall lighting.

BATHROOM 1

2.71 x 3.86 (8'10" x 12'7")



A spacious and characterful bathroom featuring a large bath with tiled surround, WC, bidet and wash basin. Additional features include a corner shower enclosure, airing cupboard, exposed beams and obscured glazing allowing natural light.

BEDROOM 4

4.11 x 2.95 (13'5" x 9'8")



A further double bedroom with exposed beams, carpeted flooring and a dedicated dressing area. A double-glazed window overlooks the front aspect.

OUTBUILDING



A substantial detached outbuilding offers excellent versatility, a large open space featuring tiled flooring, vaulted ceiling with exposed metal framework and extensive glazing to the front. This space is ideal for use as a home gym, workshop or studio. Two steps lead to a bathroom (WC, wash basin and shower) and an additional insulated room overlooking the rear garden.