



## The Old Post Office

Rhosesmor, CH7 6PJ

O.I.R.O £475,000



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## Accommodation Comprises

The property is approached by a sweeping tarmac driveway with a central lawned area and double wooden gates. The property is entered via a modern UPVC door with frosted glass insets, opening into a well appointed kitchen.

## Kitchen

Fitted with an attractive range of wall and base units with complementary solid wood work surfaces, composite one and a half bowl sink unit with mixer tap, and integrated appliances including a fridge freezer, dishwasher, and range cooker with an oak beam mantle and built in extractor fan above. Additional features include tiled flooring, double panelled radiator, and recessed spotlighting. A double glazed UPVC window to the side elevation provides natural light, while soft close drawers and cupboards complete the high quality finish.

## Pantry/Utility Room

Situated just off the kitchen and housing the oil fired boiler, electric meter, fuse box, and heating/hot water controls. This space also features power sockets, courtesy lighting, wall mounted shelving, and tiled flooring making an ideal storage or pantry area.

## Lounge

A bright and inviting room with dual aspect double glazed windows to the front and side elevations, wood effect laminate flooring, and a charming cast iron multi fuel burner with solid wood mantel and tiled hearth. Additional features include picture rails, TV and phone points, wall light points, and a double panelled radiator.

## Shower Room

Fitted with a corner shower cubicle with electric shower, pedestal wash hand basin, and low flush WC. The room also offers tiled walls to picture rail height, tiled flooring, a heated towel rail, and space with plumbing for a washing machine and dryer.

## Dining Room

Accessed via a wooden door with frosted glass inset, this generous reception room boasts picture rails, ceiling light point, two double panelled radiators, TV aerial socket, and a charming log burner set on a granite plinth. French doors lead into the conservatory.

## Conservatory

A stunning arched design set on a dwarf brick wall with double glazed UPVC windows offering views over the front and side gardens. Featuring a ceiling light with fan, double panelled radiator, and side access via a UPVC door.

## Hallway

Leading from the kitchen, the hallway features picture rails, textured ceiling, ceiling light point, and an archway to further hallway space with built in storage cupboard, loft access with pull down ladder, and an attractive frosted stained glass arched window to the front elevation.

## Bedroom One

A spacious and tastefully decorated double bedroom with wood effect laminate flooring and floor to ceiling built in wardrobes providing ample storage. A double glazed UPVC window to the rear with leaded paneling and a double panelled radiator complete the space.

## Bedroom Two

Another good sized double bedroom with a double glazed UPVC window to the side elevation, built in storage cupboard with shelving, top and side openers, picture rails, and textured ceiling.

## Bedroom Three

A comfortable third bedroom with a double glazed UPVC window to the front elevation, picture rails, ceiling light point, and wood effect laminate flooring.

## Family Bathroom

Fitted with a modern three piece suite comprising a double shower cubicle with electric shower, floating wash hand basin with glass shelf, and low flush WC. Finished with partial wall tiling, tiled flooring, spotlighting, towel rail, radiator, and a frosted double glazed UPVC window to the side.

## Self Contained Annex:

Once the heart of the village and closed in 2007, the former post office has been thoughtfully and sympathetically transformed into a fully self-contained one-bedroom annex, now offering remarkable flexibility and outstanding potential. With its own private entrance, kitchen, shower room, and a spacious, vaulted-ceiling lounge filled with natural light, this charming space is ideal for a variety of uses. Whether you're seeking independent living for a family member, a stylish guest retreat, or a lucrative holiday let or long-term rental, the annex delivers exceptional value and opportunity. Its distinctive character and separation from the main residence make it perfectly suited for generating additional income without compromising privacy an increasingly rare and desirable feature in today's market.

## Entrance Hallway

Accessed via a UPVC door with glazed panel.

## Kitchen Area

Fitted with a range of base units, stainless steel sink with mixer tap, space for an electric cooker and under counter fridge. Complemented by splashback tiling, fuse box, and charming tongue and groove clad ceiling with exposed beams.

## Lounge

Open plan to the kitchen, this spacious room benefits from a double panelled radiator, ceiling light point, and a double glazed UPVC window to the front.

## Bedroom

A generous double room with dual aspect aluminium framed double glazed windows featuring leaded paneling. Includes a single panelled radiator, tongue and groove ceiling with beams, and ample space for bedroom furniture.

## Shower Room & WC

The annex features a separate WC with low flush toilet and wall mounted wash hand basin, fully tiled walls, extractor fan, and tiled flooring. There is also a shower room fitted with a double shower cubicle with electric shower, wash hand basin, fully tiled walls and flooring, and spotlighting.

## Garage

The driveway leads to a detached double garage, which provides ample space to be used for extra storage, or as a workshop. The Garage also benefits from a pitched roof providing extra space and valuable overhead storage.

Tel: 01352 700070

## Garden

The beautifully maintained wrap around gardens are a true highlight of the property. They feature a variety of lawned areas interspersed with well stocked borders, mature shrubs, and flowering plants, offering both privacy and year round interest. Behind the annex, there is a side access leading to gravelled and pebbled sections, thoughtfully arranged to create charming alfresco dining areas perfect for entertaining guests or enjoying morning coffee. A barbecue area and additional outdoor seating provide ideal spots for summer gatherings.

At the rear of the property, a vegetable patch adds a practical and sustainable element to the garden, while the expansive lawn continues to the side, taking full advantage of the open countryside views across adjoining greenbelt farmland. The grounds are bound by mature hedging and fencing, ensuring both privacy and security, and offering a safe and secluded environment for children and pets. Overall, the external space is a wonderful extension of the home, ideal for gardening enthusiasts, outdoor living, and those looking to embrace a peaceful semi rural lifestyle.

## EPC Rating - D

## Council Tax Band E

## 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

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## 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.

## 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.



## Road Map



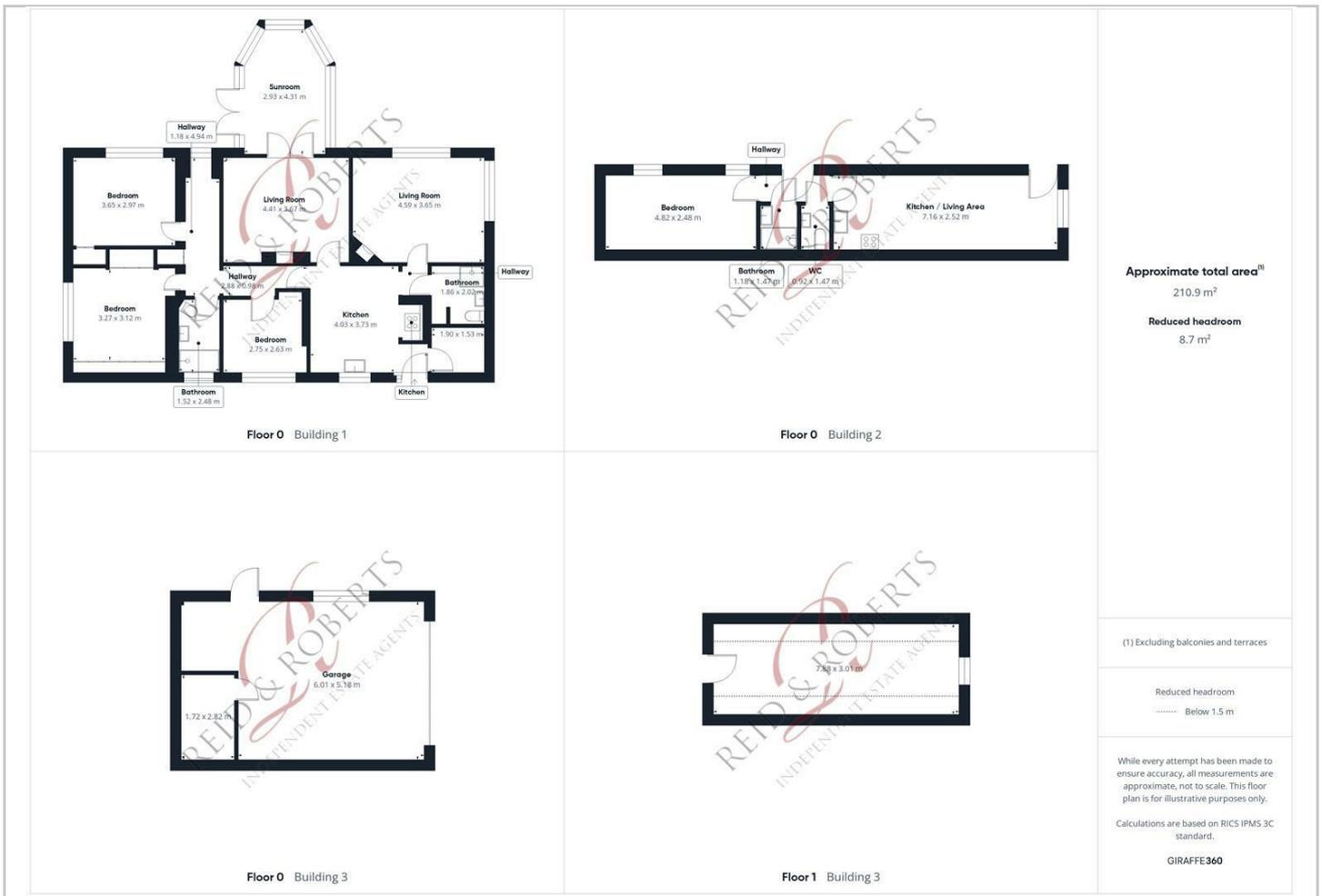
## Hybrid Map



## Terrain Map



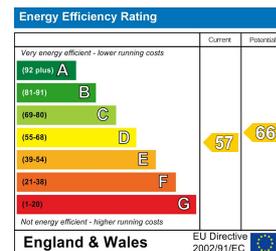
## Floor Plan



## 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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