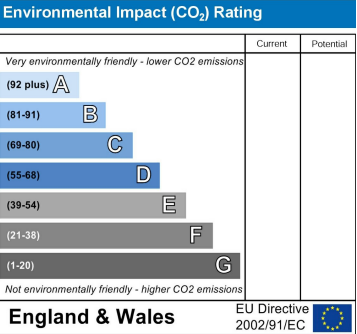
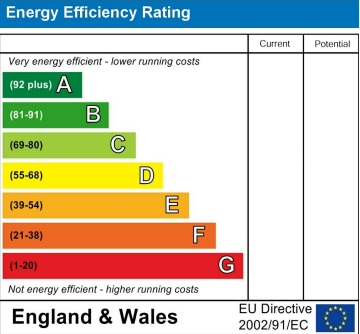


Y Pinn Wydd Ffordd Y Graig, Lixwm, Holywell, CH8 8LY



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Y Pinn Wydd Ffordd Y Graig

Lixwm, Holywell,
CH8 8LY

Price
£440,000

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.

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This beautifully appointed home has been thoughtfully designed to offer both elegance and practicality in equal measure. Boasting two fully equipped kitchens, including a high-spec bespoke Wren kitchen with integrated AEG appliances, Quooker boiling tap, wine cooler, and stylish ambient lighting this property is ideal for families who enjoy entertaining, need flexible living arrangements, or simply appreciate fine craftsmanship. With four spacious bedrooms, two featuring luxury en-suites, plus a further main shower room, the accommodation has been finished to a superb standard. From the light oak flooring and custom-fitted wardrobes to USB sockets, under-cabinet lighting, and beautifully tiled bathrooms, every element has been carefully considered. Abundant natural light floods the interior, particularly within the sunroom, which enjoys a sunny south-facing aspect overlooking the front garden, the perfect place to relax and unwind. Two generous reception rooms offer inviting and versatile living spaces, both with direct access to the garden. Externally, the property enjoys well-tended and easily managed gardens, offering several seating and entertaining areas. A gated driveway provides ample parking, and the tranquil, leafy setting adds to the sense of privacy. This remarkable home combines space, flexibility, and premium finishes, representing an increasingly rare opportunity in such a sought-after village location.

LOCATION



A rare opportunity to acquire a truly exceptional bungalow, set in a peaceful, semi-rural location on the outskirts of the highly desirable village of Lixwm. Surrounded by mature trees and established greenery, Y Pinwydd offers an outstanding combination of bespoke design, luxurious detail, and impressive versatility — perfect for modern family living or multi-generational accommodation.

EXTERNAL



ENTRANCE HALLWAY

1.461.57 (4'9" x 5'1")



A welcoming entrance with tiled flooring and natural light leading to an elegant hallway finished in oak flooring and soft neutral tones. Well-lit with a mix of recessed and pendant lighting, it connects seamlessly to the home's main living areas and sleeping quarters.

KITCHEN

6.47 x 3.90 (21'2" x 12'9")



The heart of the home — an elegant open-plan space with light oak flooring and a striking feature wall. Flooded with natural light from both a UPVC window and a large bay window overlooking the garden and woodland, this beautifully designed Wren kitchen offers an abundance of soft-close storage, ambient and skirting lighting, and premium integrated appliances, including an AEG multifunction oven, microwave, warming drawer, induction hob with auto extractor, wine cooler, and Quooker boiling-water tap. Perfect for both everyday living and entertaining.



LIVING ROOM

3.25 x 3.82 (10'7" x 12'6")



Accessed via a light oak Deanta door with decorative glazing, this elegant reception room features a warm, neutral décor, plush carpeting, and generous proportions. Sliding doors open to the conservatory, creating a seamless connection between indoor and outdoor living spaces.

CONSERVATORY

2.83 x 2.60 (9'3" x 8'6")



A bright, tranquil space with tiled flooring, surrounding double-glazed windows, and double doors to the front garden. South-facing, with lighting, power, and heating for year-round use — the ideal place to relax and enjoy the views.

UTILITY

1.69 x 3.00 (5'6" x 9'10")



Practical yet stylish, featuring light oak flooring, ample storage, and integrated appliances including a washer/dryer and additional fridge/freezer. A door provides side access to the exterior.

BEDROOM 1

3.00 x 2.72 (9'10" x 8'11")



A generous double room featuring bespoke wardrobes, built-in bookcase, and light oak flooring. Thoughtfully designed with USB power points, wall lighting, and a stylish feature wall. Glazed folding doors open to the luxurious en-suite.

ENSUITE

1.46 x 1.19 (4'9" x 3'10")



Finished to a high standard with coordinating tiled walls and floors, this bathroom includes a freestanding shower enclosure, bathtub, vanity with ample storage, and a heated towel rail. Dual frosted windows ensure privacy and light.

BEDROOM 3

2.99 x 2.17 (9'9" x 7'1")



Currently used as a home office, this flexible space includes oak flooring, built-in storage and desk units, and feature lighting — ideal for working from home or as an additional guest room.

DRESSING ROOM / BEDROOM 4

2.43 x 3.03 (7'11" x 9'11")



A versatile room with luxury carpeting, bespoke wardrobes with internal lighting, and USB/USB-C power points. A calm, well-finished space suited to use as a bedroom or dressing area.

FAMILY SHOWER ROOM

2.40 x 2.97 (7'10" x 9'8")



Beautifully finished with tiled walls and flooring, featuring a corner shower enclosure, vanity basin, and chrome heated towel rail.

ANNEXE KITCHEN

4.11 x 2.58 (13'5" x 8'5")



Ideal for multi-generational living or guest accommodation, the second kitchen is well equipped with modern white units, black worktops, tiled effect vinyl flooring, integrated oven, hob, extractor, and dishwasher. A dining area, under-cabinet lighting, and access to the front of the property make this an excellent self-contained space.

ANNEXE LIVING ROOM

4.81 x 3.82 (15'9" x 12'6")



A bright and inviting room with a marble-effect fireplace, French doors to the rear garden, and soft neutral tones throughout. A perfect blend of comfort and character.

BEDROOM 2

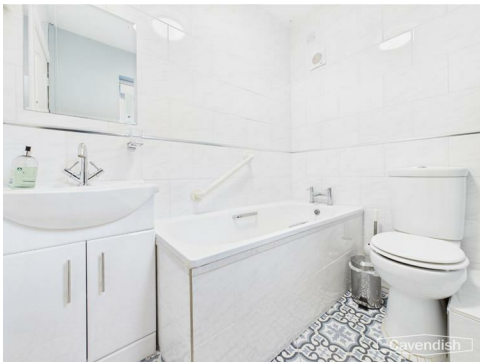
3.92 x 2.98 (12'10" x 9'9")



A comfortable double bedroom overlooking the garden, complete with soft carpeting, TV point, and a door to the en-suite.

ENSUITE

2.03 x 1.50 (6'7" x 4'11")



A relaxing space with a bath, vanity basin, and low-flush WC. Tiled and painted finishes combine to create a calm, modern aesthetic.

ANNEXE UTILITY

A continuation of the high-quality finishes, featuring vinyl flooring, rear garden access, and space for additional appliances — all neatly designed for convenience and functionality.