

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 1974

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.



Mold Lodge Penbedw
Nannerch, Mold,
CH7 5QT

No Onward Chain
£300,000

A character detached lodge set in gardens with a small woodland and enjoying beautiful views towards the Penbedw Estate, near Nannerch. The Penbedw Estate was formerly owned by William Barber Buddicom, an established railway engineer, and the porch to the lodge still features a round tablet with the Buddicom monogram 'WMB' in raised letters. The property is a stone built single storey lodge with a basement and offers tremendous potential to improve and enhance. The accommodation briefly comprises: entrance porch with bench seat and quarry tile floor, living room with bay window overlooking the front and open fireplace, store room/small study, inner hallway, kitchen, bedroom one with exposed floorboards and built-in storage cupboards, bedroom two and a spacious bathroom with shower over the bath. The property benefits from oil fired central heating. Mold Lodge occupies a generous size plot extending to approximately 0.82 acres and is set within lawned gardens with driveway parking at the side and a woodland area. The property enjoys spectacular views to the rear over surrounding countryside and is located within the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB). There is no onward chain involved in the sale of this property. The property would benefit from some updating and would make an ideal project for those looking to create a unique rural home.

LOCATION



The property is located close to Nannerch, a popular rural village set about half a mile from the A541 Mold to Denbigh Road, and lies within a Designated Area of Outstanding Natural Beauty. The village has a primary school, church and a popular inn and whilst being rurally situated the area is ideally placed for ease of access to the A55 expressway at Pentre Halkyn, some 5 miles distance. The local market town of Mold provides a comprehensive range of shopping facilities catering for most daily needs, leisure facilities, secondary schools and several popular restaurants.

APPROXIMATE DISTANCES:

Nannerch - 2 miles, Mold - 6 miles, Ruthin - 12 miles, St Asaph - 13 miles, Wrexham - 18 miles, Chester - 18 miles, Liverpool - 31 miles, and Manchester - 58 miles. Source RAC Route Planner.

THE ACCOMMODATION COMPRISES:

PORCH



Bench seat, light, letterbox, and quarry tiled floor. Wooden panelled entrance door to the living room.

LIVING ROOM

4.62m x 3.58m plus bay (15'2" x 11'9" plus bay)



Sash bay window overlooking the front and sash window to side, ceiling light point, double radiator, laminate wood strip flooring, built-in cupboard to recess with glazed display cabinet above, and chimney breast with cast-iron fireplace, decorative tiled inlays and painted fireplace surround. Part-glazed stable type door to a store room/study and door to inner hall.

AGENT'S NOTES

- * The property is on water meter.
- * Private septic tank drainage.
- * Mains electricity and water are connected.
- * The property is Grade II Listed.
- * Mold Lodge is located within the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB).
- * The owner is in discussion with CADW regarding three UPVC double glazed windows that were installed recently.

GRADE II LISTING

Penbedw was a Georgian country house purchased by William Barber Buddicom, an established railway engineer, in 1852. Improvements were made to the park soon after, including Mold Lodge and its adjacent gateway, which formed one of the main entrances to the park. The lodge is shown on the 1871 Ordnance Survey. The main house was demolished in 1958.

A single-storey lodge with basement, comprising an L-shaped plan of main range with wing to the L, with porch clasped in the angle of the 2, and a short rear wing. Of snecked dressed stone and slate roof with stone stacks to the L-hand and rear wings. The asymmetrical porch has a splayed entrance and a parapet raised up above a round tablet with the Buddicom monogram 'WMB' in raised letters. The entrance has a shouldered lintel, and inside is a boarded door to the wing. On the wider R-hand facet is a small lintelled window, with a 2-pane sash window to the main range further R. The L-hand wing has, in its gable end, a canted bay window incorporating a pair of 2-pane sashes. The R gable end of the main range and the gable end of the rear wing also have paired 2-pane sash windows. At the rear, a lean-to in the angle with the main range has a boarded door in its end wall, to the R of which the main range has a segmental-headed basement door. Listed as a well-preserved C19 lodge retaining original character in a prominent location.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify

everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

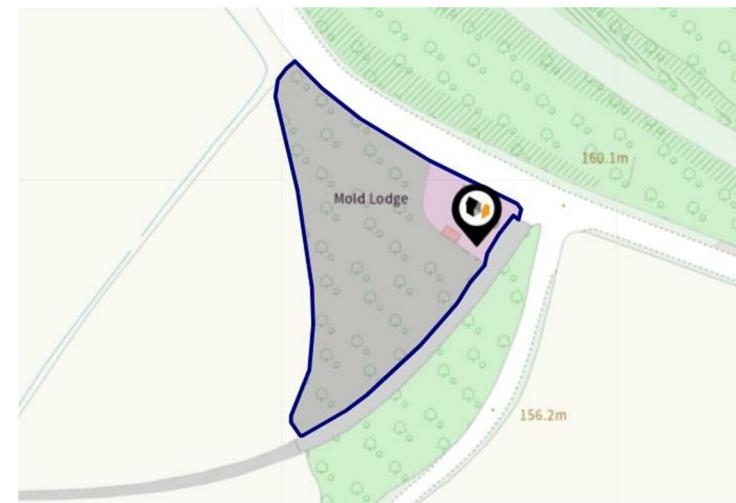
PS/PMW



OUTBUILDINGS

Attached to the property there are two stone built stores comprising of a coal store measuring 6'6" x 3'4" and implement store measuring 2'4" x 1'3".

SITE PLAN



DIRECTIONS

From Mold take the A541 towards St Asaph and Denbigh. Follow the road for several miles, through the villages of Rhydymywen and Hendre. The property will then be observed on the left hand side, shortly after the crossroads to Cilcain and Rhes-y-Cae.

TENURE

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

COUNCIL TAX

* Council Tax Band E - Flintshire County Council.



STORE/STUDY

1.52m x 1.47m (5' x 4'10")

UPVC double glazed window.

INNER HALL

5.33m x 1.07m (17'6" x 3'6")

Ceiling light point, smoke alarm, access to loft space, single radiator, hanging for cloaks, thermostatic heating controls, and laminate wood strip flooring. Doors to the kitchen, bedroom one, bedroom two, bathroom.

KITCHEN

4.32m x 2.29m max (14'2" x 7'6" max)



Fitted with a range of base and wall level units incorporating

drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with extendable chrome mixer tap. Space for electric cooker with extractor above, plumbing and space for dishwasher, laminate wood strip flooring, single radiator, ceiling light point, wall cupboard housing electrical consumer unit and wall cupboard housing the electric meter, UPVC double glazed window with views over the garden and surrounding countryside, and composite double glazed door to outside with steps leading down to the garden.

BEDROOM ONE

4.09m to chimney breast x 3.43m (13'5" to chimney breast x 11'3")



Two sash windows, ceiling light point, single radiator, wooden floorboards, and chimney breast with built-in storage cupboards to each recess.

BEDROOM TWO

3.58m x 2.18m max (11'9" x 7'2" max)



shower area, mirror fronted medicine cabinet, vinyl tile effect flooring, single radiator, ceiling light point, and UPVC double glazed window with views towards surrounding countryside.

CELLAR ROOM ONE

3.68m x 2.11m (12'1" x 6'11")

With Light, door to outside, opening to store measuring 15'4" x 2'9", and opening to cellar room two.

CELLAR ROOM TWO

3.66m x 2.16m (12' x 7'1")

With light, and Worcester Bosch oil fired central heating boiler.

OUTSIDE FRONT



To the front there is a lawned garden with stone boundary wall, wrought iron railings and gated pathway to the porch.

UPVC double glazed window to rear with views towards surrounding countryside, ceiling light point, single radiator, wooden floorboards, and cupboard housing the hot water cylinder and immersion heater with slatted shelf.

BATHROOM

3.58m x 2.18m (11'9" x 7'2")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, shower attachment, canopy style rain shower head, extendable shower attachment and glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Wet boarding to bath and

DRIVEWAY



OUTSIDE REAR



To the side there is a five-bar metal gate which opens onto a driveway with artificial grass and crushed slate. Oil storage tank. There is also a corrugated sheet store measuring 18'1" x 9'6". A wooden gate at the end of the driveway with stepping stone pathway provides access to the rear garden.

