



## Fullbrooke Cottage

Halkyn, Holywell, CH8 8BZ

Offers Over £375,000



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## Accommodation Comprises

UPVC entrance door opens into:

### Entrance Hall

Step into a welcoming entrance hall through the UPVC entrance door. This space features Italian porcelain tiled flooring, a traditional column vertical radiator, a UPVC double glazed window to the side elevation, a convenient storage cupboard, and stairs leading to the first-floor accommodation. UPVC double glazed French doors open into the Sunroom, while a further door provide access to the WC / Utility Room and flows seamlessly into the rest of the home.

### W.C / Utility Room

Designed for practicality, this room includes a W.C, a pedestal sink with a mixer tap over, and void and plumbing for a washer and dryer with built-in storage cupboards over providing ample space for organisation. Finished with a frosted UPVC double-glazed window to the side elevation, a column radiator, tiled flooring, and partially tiled walls.

### Lounge

This warm and inviting lounge exudes character, boasting a log burner set within a beautifully preserved original stone fireplace., beamed ceilings, dual UPVC double-glazed windows to the front elevation, power points, and a TV point. Italian porcelain tiled flooring adds elegance to this cosy retreat. Doors lead to the versatile third bedroom and into the kitchen / diner.

### Versatile Third Bedroom

A flexible ground-floor room with potential as a guest bedroom, home office, or playroom. It features tiled flooring, a wood-panelled ceiling, power points, a UPVC double glazed window to the rear elevation with countryside views and a UPVC door providing access to the rear garden.

### Kitchen / Diner

The kitchen has been newly updated with a modern design, featuring sleek high-gloss wall and base units with soft-close functionality, complemented by stylish acrylic worktop surfaces. A double sink with a swan neck mixer tap with spray attachment complements the contemporary design. An integrated microwave and double oven with a stainless steel splash-back, and extractor hood over. Space for american fridge freezer, wall lights, beamed ceiling, Italian porcelain tiled flooring, power points and TV point. UPVC double glazed windows to the rear elevation with deep window sill and UPVC double glazed door leading to the front of the property flood the room with natural light. As well as a unique feature built-in fish tank complete this stunning space.

### Sun Room

A delightful space with large UPVC doors which open to the main garden and a further UPVC door leads to the front of the property. Tiled flooring and seamless access to the entrance hall make this space ideal for relaxation or entertaining.

## First Floor Accommodation

### Landing

Vinyl flooring and provides access to two spacious bedrooms and a luxurious family bathroom.

### Master Bedroom

An exceptionally spacious room accommodating an emperor bed with ease. This room features fitted wardrobes, wood-effect vinyl flooring, a decorative fireplace, beamed ceilings, a column radiator, power points, a TV point, and UPVC double glazed window to the front elevation with views.

### Bedroom Two

A delightful space with a panelled feature wall, built-in wardrobe, beamed ceiling, power points, UPVC double glazed window to the front elevation and ample room for furniture.

### Luxurious Family Bathroom

A newly fitted, modern five-piece suite offering elegance and functionality. It includes a W.C, Jacuzzi bath, walk-in mains-powered rainfall shower, and two wall-mounted vanity sinks with mixer taps over and illuminated mirrors. Fully tiled walls and flooring, spotlights, wall-mounted cupboards providing extra storage, as well as featuring a TV point and a UPVC double-glazed window to the rear elevation provides stunning countryside views.

### External

The property is accessed via a charming wooden gate, opening into a beautifully paved patio area that extends to the front and side of the home. This space is perfect for relaxation or entertaining, offering an inviting first impression. Steps lead up to a spacious concrete driveway with ample parking for multiple vehicles and access to the garage.

Two additional wooden gates provide further access around the property:

**Rear Access:** Leads to another paved patio area, ideal for practical use or additional outdoor seating. This path also connects to the boiler room.

**Main Garden:** Situated to the side of the property, the main garden is a true highlight. Fully decked and thoughtfully designed, it offers multiple dining areas, perfect for alfresco evenings with family or friends. Decorative elements enhance the space, while the garden enjoys views over picturesque farmland and towards the stunning Dee Estuary.

This outdoor space is an entertainer's dream and a serene retreat, perfectly complementing the home's countryside charm.

Additionally, the exterior includes extensive security and courtesy lighting, complemented by wall lights with accessible switch controls.

Tel: 01352 711170

### Boiler Room

A convenient separate room housing the boiler, accessed via an external door.

### Garage

With an up-and-over door, power, and light, the garage offers secure storage and additional utility space.

### Location

Set in the charming village of Halkyn, this property benefits from a range of local amenities, including a parish church, a public house, and a library/parish hall hosting regular community events such as yoga classes, line dancing, and a cinema club. The village is surrounded by Halkyn Mountain, perfect for recreational walks and dog walking.

Halkyn offers excellent transport links, being within easy reach of the A55, providing quick access to Holywell, Mold, and major motorway networks.

### COUNCIL TAX BAND F

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We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

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If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

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## Road Map



## Hybrid Map



## Terrain Map



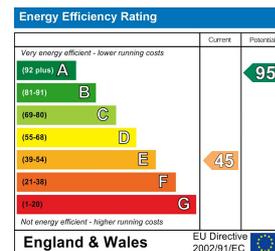
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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