



Woodlands Monastery Road

Pantasaph, Holywell, CH8 8PN

£550,000



Woodlands Monastery Road

Pantasaph, Holywell, CH8 8PN

£550,000



Accommodation Comprises

Entrance Porch

Step into the home through a welcoming entrance porch, featuring a UPVC entrance door and double-glazed windows that flood the space with natural light. The porch boasts a polycarbonate roof, wall-mounted lighting, tiled flooring, and leads through a wooden door into the main hallway.

Hallway

The spacious hallway provides access to all main rooms and includes a convenient built-in storage cupboard, coved and textured ceiling, and wall-mounted lighting. The loft is accessible via a ladder, with part of the loft boarded for additional storage.

Lounge

A bright and spacious lounge, ideal for family gatherings, showcases a charming brick fireplace with a living flame gas fire and elegant marble hearth extending to side plinths. The room is enhanced by a coved and textured ceiling, two radiators, and power points. A large UPVC double-glazed window to the front elevation fills the room with light, while additional UPVC double-glazed windows and door leads seamlessly into the conservatory.

Conservatory

The delightful conservatory offers a peaceful retreat with UPVC double-glazed windows on three sides, set atop a dwarf brick wall, providing lovely views of the garden. French doors open directly onto the garden, ideal for indoor-outdoor living. The conservatory features a polycarbonate roof, ceiling fan with light, power points, an aerial outlet, tiled flooring, and a radiator for year-round comfort.

Kitchen / Diner

This well-appointed kitchen features a variety of wall and base units, topped with stylish roll-top work surfaces and complemented by a matching splashback. Inset one-and-a-half bowl sink and an electric hob with extractor fan above. Additional features include integrated electric and combination ovens, along with designated spaces for a washing machine and an American-style fridge freezer. The kitchen also boasts a coved and textured ceiling, tiled flooring, radiator, power points and a UPVC double-glazed window to the rear elevation provides a pleasant view of the rear, while a stable door leads directly to the rear porch.

Rear Porch

The bright and inviting rear conservatory porch is crafted with UPVC

double-glazed windows set on a dwarf brick wall and topped with a polycarbonate roofing. Tiled flooring, power points, and a UPVC double-glazed door leading to the garden. This versatile space is perfect for relaxing or additional storage.

Spacious Master Bedroom

The master bedroom is a generous space with a UPVC double-glazed window to the front elevation overlooking stunning countryside views. A full wall of fitted wardrobes provides exceptional storage with ample hanging and shelving space. These wardrobes also contain a unique, concealed doors leading to a hidden en-suite, cleverly integrated within the wardrobe design. Additional features include a coved and textured ceiling, power points, and a radiator.

En-Suite

This spacious en-suite is fitted with a complete four-piece bathroom suite. Relax in the corner panelled bath or enjoy the convenience of a shower enclosure with an electric shower. The suite also includes a pedestal wash hand basin and a close-coupled WC. Fully tiled walls and flooring, spotlights and Two UPVC double-glazed windows to the rear elevation fill the space with natural light and ventilation

Bedroom Two

A well-proportioned bedroom featuring built-in mirrored sliding wardrobes providing hanging rails and shelving. Coved and textured ceiling, power points and a radiator and A UPVC double-glazed window to the front elevation creating a bright and welcoming space.

Bedroom Three

This bedroom enjoys garden views through a rear-facing UPVC double-glazed window. It includes a spacious fitted wardrobe with mirrored sliding doors and fixed shelving, offering generous storage. Finished with coved and textured ceiling, power points, and a radiator. This room is both practical and appealing.

Bedroom Four / Dining Room

A versatile room with potential to serve as either a fourth bedroom or a formal dining room. This space benefits from a UPVC double-glazed window to the front elevation with countryside views bringing in natural light. Coved and textured ceiling, power points, and a radiator. This room provides flexibility to meet your needs.

Family Bathroom

This stylish bathroom features a UPVC double-glazed window to the rear, with a contemporary four-piece suite, including a panelled bath and a separate shower enclosure with a thermostatic shower

Tel: 01352 711170

featuring both hand and rainfall shower heads. The suite is completed by a vanity unit with an integrated wash hand basin and a close-coupled W.C. Beautifully finished with fully tiled walls and flooring, it also includes a chrome heated towel rail radiator, extractor fan, and shaver socket.

Double Garage

An expansive double garage with an electric door at the front and a convenient side access door. Equipped with power and lighting, this space is ideal for both vehicles and additional storage.

Grounds and Garden

Occupying a generous plot of approximately half an acre, the property boasts extensive landscaped grounds. The front offers ample driveway parking while the rear features expansive lawns, bordered by mature trees and shrubs that create a serene, private atmosphere. A stone wall and steps lead to charming features, including greenhouse, ideal for gardening enthusiasts or outdoor relaxation.

This property perfectly combines versatile interior spaces with stunning outdoor areas, making it an exceptional family home in a peaceful setting.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

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.

VIEWING ARRANGEMENTS

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

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

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

INDEPENDENT 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. For more information call 01352 711170.

MISDESCRIPTION ACT

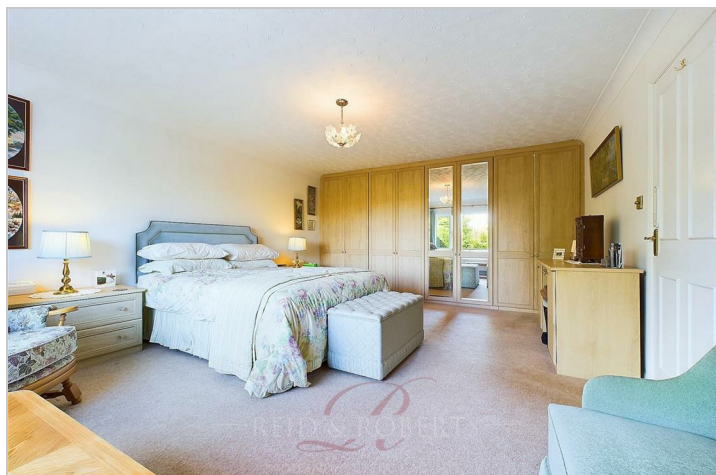
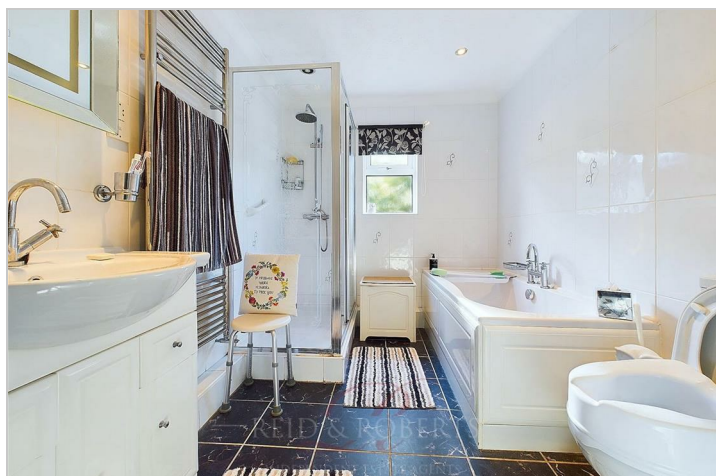
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MONEY LAUNDERING REGULATIONS

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.

LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



Road Map



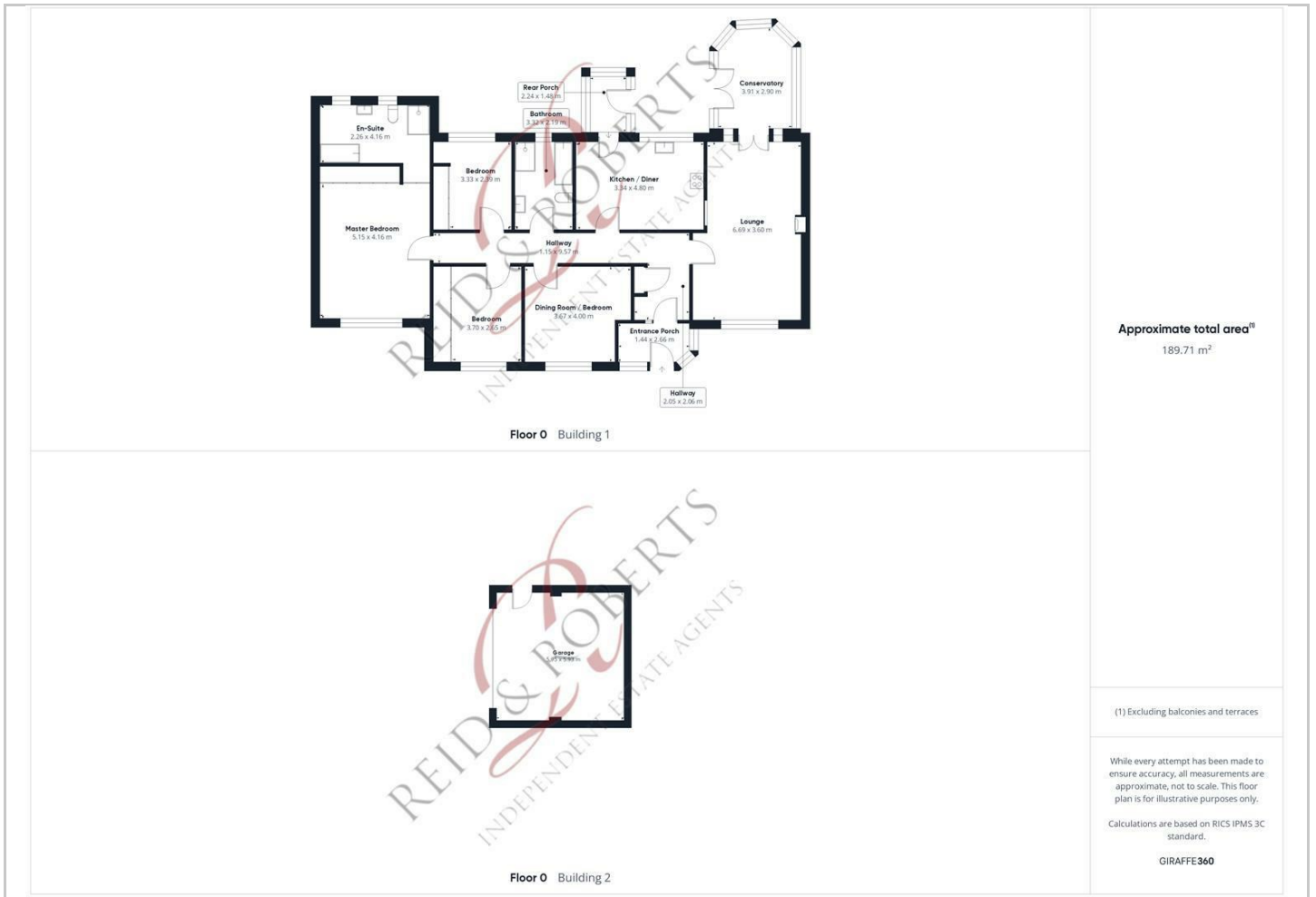
Hybrid Map



Terrain Map



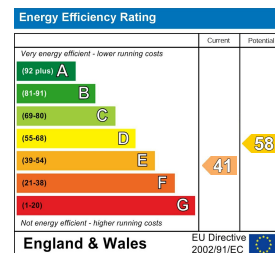
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.