



School House

Gorsedd, Holywell, CH8 8QZ

Offers Over £170,000



Reid and Roberts Estate and Letting Agents are proud to present to the market this idyllic Grade II listed stone building situated within a sought after location of Gorsedd. This School master's house was built in 1853 to the design of T H Wyatt, along with the Church of St Paul and the vicarage. Internally the property still exerts many of its original features with an original brick built washing range and stove which lets you visualise the building's past. The property would benefit from a scheme of renovation allowing you to create a truly unique home.

The accommodation briefly comprises; Entrance Porch, Reception Hallway, Lounge, Dining Room and Kitchen to the ground floor. With stairs rising to the first floor accommodation where you are met with Two Bedrooms and a family bathroom.

Situated in the sought after village of Gorsedd which offers a Public House and Church. Holywell Town Centre is close by which has a wider range of Shops, Schools, and Recreational Facilities, within easy access to the A55 which offers a link up to the main motorway networks.



Property Description

Accommodation Comprises

The property is approached via pedestrian access to the side of the property.

Wooden door leads into:

Porch 3'3" x 3'3" (1m x 1m)

Single glazed window to the side elevation and courtesy light.

Wooden Door leads into:

Reception Hallway 15'8" x 2'11" (4.8m x 0.9m)

A sizeable entrance into the property with a wide staircase leading to the first floor accommodation, wall mounted alarm system, double panel radiator, light and power points.

Door leads to rear yard.

Panel door leads into:

Lounge 13'11" x 11'6" (4.259m x 3.516m)

With feature original cast iron open fire set on a tiled hearth with matching surround, stone mullion window to the front elevation, double panel radiator, phone point, picture rail and PIR sensor.

Dining Room 11'7" x 7'6" (3.55m x 2.292m)

Offering another open fire set on a tiled hearth, fitted cupboard within recess housing electric meters, fuse box and integrated shelving, with and additional under stairs storage cupboard, PIR sensor, stone mullion window to the front elevation and double panel radiator.

Kitchen 11'1" x 8'1" (3.380m x 2.48m)

Fitted with a stainless steel sink unit with base unit, floor standing oil fired boiler, built in 'pantry' cupboard with fitted shelves, stone mullion window to rear elevation and double panel radiator.

Stairs from Hallway Rise To

Landing

Offering access to all first floor accommodation with stone mullion window to the first floor accommodation, small loft access point and single panel radiator

Bedroom One 11'5" x 7'10" (3.5m x 2.4m)

With small loft access point, stone mullion window to the side elevation, single panel radiator and phone point.

Bedroom Two 11'6" x 7'5" (3.527m x 2.269m)

Walk in cupboard with fitted shelving and wall mounted alarm panel measuring (1.30m x 0.9m). Stone mullion window to the front elevation, single panel radiator and light and power points.

Bathroom 6'2" x 5'2" (1.9m x 1.6m)

Outside

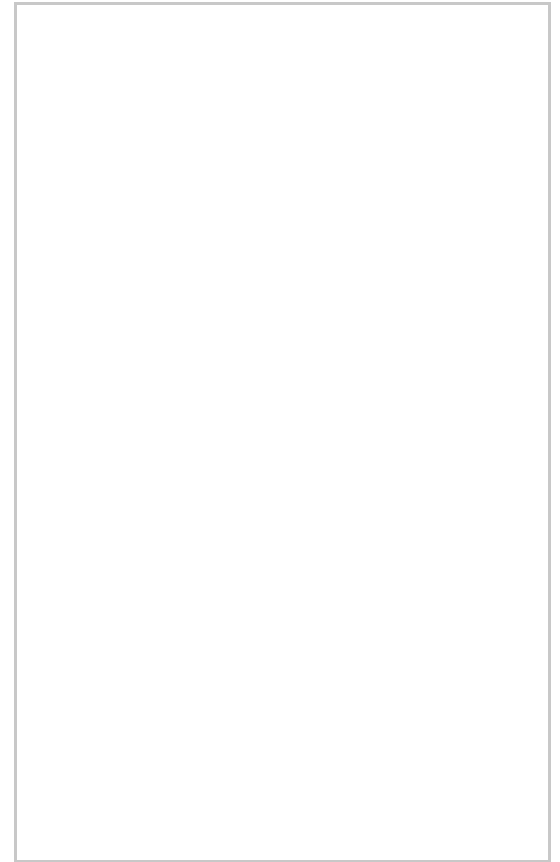
To the front you will find a good sized garden bounded by a stone wall.

Wash House

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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