



## The Ship Inn Bagillt Road

Greenfield, Holywell, CH8 7EY

Offers Around £295,000



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## Summary

Reid & Roberts are excited to present for sale this Four Bedroom detached property, formerly known as the Ship Inn Public House. Recently modernized, it holds potential for continued use as a pub with living quarters or as an Airbnb.

The spacious layout includes a welcoming Reception Hallway, an Inner Hallway, a Bar Area, a Cellar, a Lounge, a Sitting Room, a contemporary Kitchen, a Conservatory, Dining Room, a Downstairs Double Bedroom Four with an En-Suite Bathroom, and an additional Shower Room. Upstairs, a generous landing leads to Three Double Bedrooms, a fully equipped Bathroom, and a separate Shower Room, with a UPVC double-glazed door providing fire access to the rear garden.

Outside, the property features well-maintained lawned gardens at the front, complemented by a shared sweeping driveway that leads to the back, where you'll find two Single Garages. The rear gardens are spacious, equipped with three wooden hutches, and extend to a side paved patio area with wooden table sets, all surrounded by hedging for privacy.

Greenfield offers a variety of shops, a school and is close by to Holywell which offers a wide range of Local Shops, and supermarkets, as well as Schools, Churches, Public Transport and Recreational Facilities. A Town market takes place on a Thursday whereby Holywell hosts a range of individual retailers and food stalls. The market town of Holywell is well known for St Winefride's Well, a holy well surrounded by a chapel, dedicated to Saint Winefride. The Greenfield Valley which is situated a short walk from Holywell Town is a heritage park

## Accommodation Comprises

White upvc double glazed door leads into:

### Reception Hallway

Double panelled radiator, under stairs cupboard and stairs leading up to the first floor accommodation.

Opening leading into:

### Inner Hallway

Smoke alarm, recessed spotlights and stairs leading up to the first floor accommodation.

Fire safe door leads into the Kitchen

### Modernised re-fitted Kitchen

Housing a range of wall and base units with integrated electric oven and hob with stainless steel extractor fan and splash back panelling. Stainless steel sink unit with splash back tiling, void and plumbing for washing machine, space for fridge/freezer and vinyl flooring. Double glazed window to front and side elevation.

Door leading into:

### Dining Room

A good sized with a double glazed window looking out into the conservatory, Single panelled radiator and two light points.

## Conservatory

UPVC panelled walls with double glazed windows to the side elevation. Single panelled radiator, wall mounted lights, wood effect vinyl flooring, polycarbonate roof and double glazed patio doors leading out to the rear garden.

## Cellar Room

Double glazed Georgian style window to the side elevation. Void and plumbing, water tap and wall mounted fuse box.

## Lounge/Bar Area

Two double glazed windows to the front elevation. Feature brick fire place set on a stone hearth with wooden mantel over and space for an electric log burner. Built-in bar which is retained, two double panelled radiator, recessed spotlights, smoke alarm and wall mounted cupboard housing electric meter.

Wooden door leads into:

## Downstairs Bedroom Five/Sitting Room

Frosted double glazed window to the front elevation and double glazed window to the side elevation. Double fitted cupboards housing gas heaters, recessed spotlights and double panelled radiator.

## Downstairs Bedroom Four

Double glazed window to the front elevation. double panelled radiator, smoke alarm, recessed spotlights.

Step down which leads into:

## Downstairs En-suite/Bathroom

A well-appointed bathroom featuring a modern three-piece suite, including a low flush W.C., a vanity unit with an inset sink, and a UPVC panelled bath with an overhead shower and shower screen. A frosted double glazed window to the side elevation, recessed spotlights, single panelled radiator

## Downstairs Shower Room

A three piece suite comprising of a low flush W.C, UPVC panelled shower unit and a vanity unit with recessed sink. Single panelled radiator, tile effect vinyl flooring and double glazed window to the side elevation

## First Floor Landing

A spacious 'L' shaped landing with double glazed window to the front elevation. smoke alarm, telephone point and double glazed door leading out to the rear.

## Bedroom One

A good sized bedroom with double glazed window to the front elevation. Built-in wardrobe and double panelled radiator.

## Bedroom Two

A double glazed window to the front elevation, single panelled radiator, original wooden beam over head.

## Bedroom Three

An 'L' shaped room with double glazed window to the front elevation, Double panelled radiator and smoke alarm.

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### Family Bathroom

A three piece suite comprising of a double shower cubicle with glass sliding doors and electric shower, low flush W.C and a pedestal sink unit. Fully tiled walls, PVC ceiling cladding and extractor fan. Double glazed frosted window to the rear elevation.

### Separate Shower Room

A three piece suite comprising of a corner shower cubicle with glass sliding doors and mixer tap shower, low flush W.C and a vanity unit with recessed sink. Full PVC panelled walls, PVC ceiling cladding, wall mounted ladder style radiator and extractor fan. Double glazed frosted window to the rear elevation.

### Outside

A concrete driveway leads to a gravelled area beside the property, providing access to a larger-than-average car parking space. The rear of the property features an elevated lawn with ample room for multiple huts or sheds. A wraparound patio area extends to the side of the property, currently equipped with a pergola and seating area, perfect for al fresco dining or a G&T. The grounds also include an additional grassed area, enclosed by a red brick wall and wooden fencing for added privacy.

### 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](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.

### 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.

### LOANS

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

### MISDESCRIPTION ACT

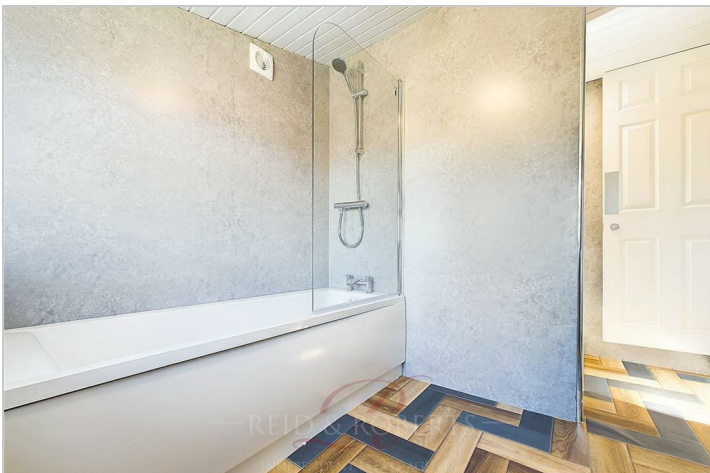
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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

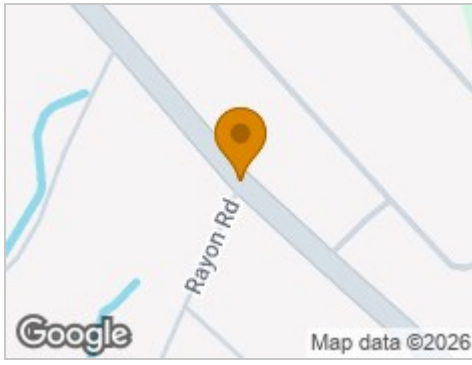
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



## Road Map



## Hybrid Map



## Terrain Map



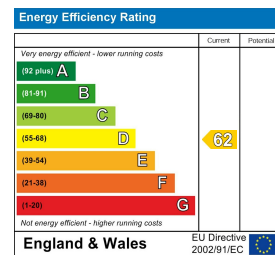
## Floor Plan



## 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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