



—REID & ROBERTS—
INDEPENDENT ESTATE AGENTS

, Milwr, CH8 8HE

O.I.R.O £425,000



Reid & Roberts are delighted to offer a Unique Opportunity to purchase This Four Bedroom Detached Cottage, originally built in the 1820's and used as four miners cottages, the property now offers Spacious Versatile Accommodation nestled within idyllic wild flower gardens with allotments and a summer house. Situated in the small Hamlet of Dolphin with far reaching views across the neighbouring countryside and Dee Estuary.

The property to the ground floor in brief comprises: Spacious Reception Hall, 23Ft Lounge/Dining Room, Kitchen, Rear Hallway, Downstairs Shower Room and Downstairs Bedroom. To the first floor accommodation you will find: Landing/Office, Main Bedroom with En-Suite, Two Further Bedrooms and Family Shower Room.

To the front of the property you will find an idyllic garden with an array of sections and levels. A tarmacadam driveway provides 'off road' parking for several vehicles and leads around to a paved patio area ideal for outdoor furniture and BBQ's. A slate chipped pathway meanders through wild flower gardens and herbaceous borders with mature flowering shrubs and bushes, it leads to a mainly laid to lawn garden area with fruit trees. Paved stepping stones give access to a mainly laid to lawn garden with stone built pond, well stocked raised flower beds and garden shed. A wooden fence and gate give access to a further lawned area and



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Accommodation Comprises:

Wooden built canopy porch with built in bench for storage or shoes, quarry tiled flooring and step up to a wooden door with decorative double glazed panel opening into:

Spacious Reception Hall 150" x 93" (4.57 x 2.81)

Featuring dual aspect wooden framed double glazed windows to the front and rear elevation with deep sills, solid oak flooring, beamed ceiling and stairs leading up to the first floor accommodation. One double panelled and one single panelled radiator, wall mounted box housing meters and fuse box, smoke alarm and wood panelled doors lead to the lounge and kitchen.

23FT Lounge/Dining Room 23'11" x 11'3" (7.30 x 3.42)

This generously sized lounge features a cast iron log burner set on a slate tiled hearth with matching TV plinth and wooden beam over. Dual aspect wooden framed windows, two to the front elevation and two to the rear elevation over looking the garden and neighbouring fields. Beamed ceiling, solid oak flooring, single panelled radiator, double panelled radiator, six wall lights and TV point.

Kitchen 12'6" x 11'3" (3.81 x 3.42)

Housing a range of wooden base units with oak worktops over with matching upstand, built in drainer and 'Belfast' style sink with mixer tap over. Fitted 'Rayburn' cooker with log burning stove, oven and warmer drawer with two hot plates over, built in corner cupboard with shelving and oak worktop over. The 'Rayburn' heats one radiator in the hallway and the hot water for the property. Wall mounted LPG boiler, space for electric oven, void and plumbing for washing machine, void and plumbing for dishwasher and space for fridge/freezer. Dual aspect wooden framed double glazed windows to the front and rear elevation, beamed ceiling, slate tiled flooring and wood panelled door leading into rear hallway.

Rear Hallway 13'6" x 3'9" (4.12 x 1.14)

Wooden door with single glazed panels opens into the hallway, slate tiled flooring, wooden framed double glazed window to the front elevation, single panelled radiator, beamed and textured ceiling. Wooden doors leading to shower room and bedroom.

Downstairs Shower Room 7'5" x 7'2" (2.27 x 2.18)

Three piece suite comprises: Walk in double shower with glass privacy screen, electric wall mounted shower over, low flush W.C and pedestal sink unit. Wooden framed double glazed frosted window to the rear elevation, tiled walls to dado height, slate tiled flooring, textured ceiling, extractor fan, single panelled radiator and chrome ladder style heated towel rail.

Downstairs Bedroom/Sitting Room 21'3" x 11'10" (max) 7'10" (smallest measurement) (6.48 x 3.61 (max) 2.39 (smallest measurement))

Featuring dual aspect wooden framed double glazed windows, one to the front elevation and two to the side elevation, UPVC 'French' doors with double glazed panels opens to the side elevation on to the private courtyard, all windows and 'French' doors have fitted wooden shutters. Solid oak flooring, beamed and textured ceiling, one wall lights, single panelled radiator, double panelled radiator and phone point.

First Floor Accommodation

Landing/Office 12'2" x 11'0" (3.70 x 3.36)

Dual aspect wooden framed double glazed windows, two to the front and one to the rear elevation over looking the garden and neighbouring fields with window seats. Solid oak flooring, beamed ceiling and built in nook with drawers. Smoke alarm, wall light, single panelled radiator and phone point. Step up to main bedroom and walk way leads to further rooms.

Bedroom One 13'1" x 10'2" (3.99 x 3.09)

Wooden framed double glazed window to the rear elevation over looking the neighbouring fields, textured walls and ceiling with loft access and single panelled radiator. Wooden door leads to:

En-Suite 9'11" x 4'9" (3.03 x 1.46)

Three piece suite comprises: low flush W.C, pedestal sink unit and accessible walk in bath unit with seat and mixer tap over with wall mounted shower for individuals with limited mobility. Wooden framed double glazed window to the front elevation, partly tiled walls, tiled flooring and single panelled radiator.

Bedroom Two 12'3" x 11'10" (3.74 x 3.61)

Two feature beams to the ceiling, wooden framed double glazed window to the rear elevation over looking the neighbouring fields and single panelled radiator.

Bedroom Three 11'10" x 10'4" (3.61 x 3.15)

One feature beam to the ceiling, wooden framed double glazed window to the rear elevation over looking neighbouring fields, loft hatch access and single panelled radiator.

Family Shower Room 8'9" x 6'9" (2.66 x 2.05)

Three piece suite comprises: fully tiled shower cubicle with wall mounted shower over, low flush W.C and pedestal sink unit. Featured ceiling beam, wooden framed double glazed window to the front elevation with deep sill, partly tiled walls, slate tiled flooring, double panelled radiator and spot light.

Outside

Log Cabin/Summer House

Solid built wooden clad log cabin with pitched slate roof comprises of lounge area with wooden flooring, four double glazed UPVC windows to the front and side elevations, two decorative glass windows to the side elevations and double glazed 'Velux' sky light. Electric log effect fire set on a wooden hearth with wooden surround, two wall lights and sockets. Wood panelled door leads to a toilet with low flush W.C, wood flooring and wall light. The wooden stable door opens out to a wooden decking area ideal for seating and outdoor dining over looking the gardens with a wooden decking ramp leading down to the lawn.

To The Front

To the front of the property you will find an idyllic country cottage style garden with an array of sections and levels. A tarmacadam driveway provides 'off road' parking for several vehicles and leads around to a paved patio area ideal for outdoor furniture and BBQ's. A slate chipped pathway meanders through wild flower gardens and herbaceous borders with mature flowering shrubs and bushes, it leads to a mainly laid to lawn garden area with fruit trees. Paved stepping stones give access to a mainly laid to lawn garden with stone built pond, well stocked raised flower beds and garden shed. A wooden fence and gate give access to a further lawned area with fruit trees and berry bushes, a pathway leads to a raised allotment area and a fenced chicken run with chicken coop.

To The Side

The paved pathway leads around to a wooden gate opening into the private paved courtyard area, an ideal space for outdoor seating with access from the downstairs bedroom. The courtyard has stone built tiered flower beds to the borders which are well stocked with flowering shrubs and wild flowers, you will also find a wooden potting shed. The garden is bound by wooden fencing.

Council Tax Band

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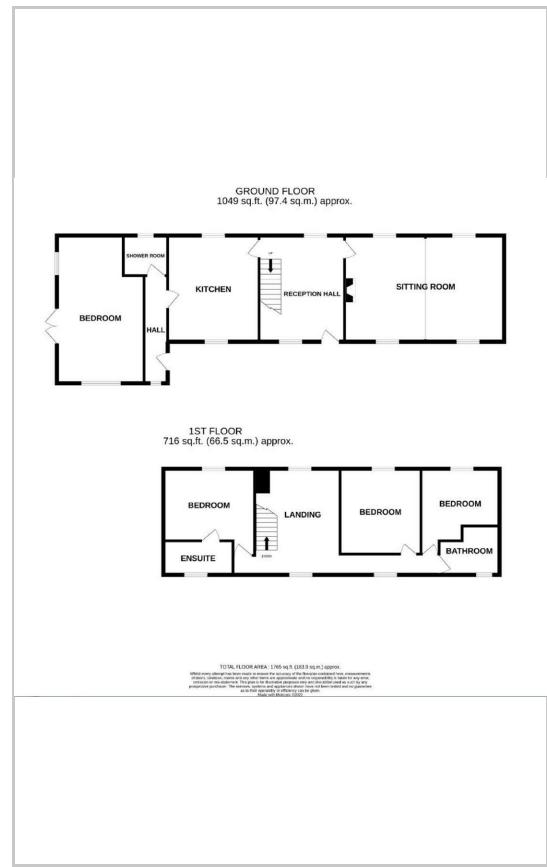
10 High Street, Holywell, Clwyd, CH8 7LH

Tel: 01352 711170 Email: holywell@reidandroberts.com reidandroberts.com

Area Map



Floor Plans



Energy Efficiency Graph

