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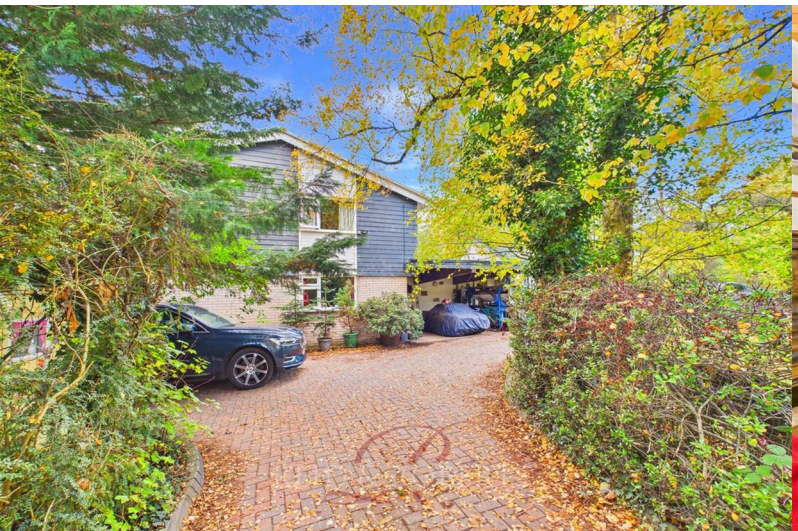


Y Fedwen Arian Pantymwyn Road

Cilcain, Mold, CH7 5NL

£675,000

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Accommodation Comprises

Accessed through a timber entrance gate from Pantymwyn Road, the property is approached along a substantial private driveway, beautifully framed by mature trees and established hedgerows. The approach creates a wonderfully secluded first impression, with glimpses of the surrounding gardens gradually unfolding as you make your way towards the home.

Entrance Porch

The property is entered through a UPVC double-glazed entrance door into a porch, featuring tiled flooring, a double-glazed window and patio doors opening directly onto the rear garden.

Exposed brickwork introduces the individual character found throughout the residence, while internal doors provide access to both the principal house and the adjoining original cottage.

Impressive Reception Hallway

The main entrance hallway immediately establishes the architectural individuality of the property.

The generously proportioned reception hallway provides a welcoming introduction to the home, beautifully showcasing its architectural character with traditional quarry-tiled flooring, exposed brick walls and a timber-panelled ceiling. A charming feature is the raised brick-built indoor planting area, which adds a touch of greenery and complements the natural materials found throughout the property. A turning staircase rises to the first-floor accommodation, while useful built-in storage and connecting hallways provide access to the various ground-floor rooms. Double-glazed windows and an external door allow natural light to fill the space, with the additional benefit of a ducted warm-air heating system.

Lounge and Sunken Snug

Undoubtedly one of the most memorable rooms within Y Fedwen Arian, the lounge and adjoining snug provide a wonderfully atmospheric living environment. The main lounge enjoys an impressive high, sloping timber-clad ceiling, creating a remarkable sense of height and space. Exposed brickwork adds warmth and texture, while windows to both the front and rear elevations allow natural light to flow through the room. Sliding glazed doors provide a further connection to the surrounding gardens. The generous proportions allow for a variety of furniture arrangements, making this an excellent space for both everyday family living and entertaining.

Steps descend into a beautifully inviting sunken snug, where a multi-fuel burning stove, set upon a stone hearth with a substantial timber mantel above, creates an attractive and cosy focal point. The timber-clad ceiling continues through this lower-level space, while a retractable projector screen provides the opportunity to transform the room into a home cinema. The combination of different levels, natural materials and generous proportions makes this an exceptionally characterful living space, equally suited to lively gatherings and quiet evenings beside the fire.

Dining Room and Library Alcove

Accessed from an inner hallway, the dining room is another outstanding example of the property's distinctive architecture. A magnificent high, sloping timber panelled ceiling creates a striking sense of openness, while velux windows allow daylight to filter into the room from above. Exposed brick walls continue the characterful theme, and glazed double doors open towards the gardens, offering an appealing connection between indoor and outdoor living. The room provides generous space for a substantial dining table, making it ideal for family celebrations, entertaining guests and more formal occasions.

An opening leads into a charming adjoining alcove, currently utilised as a library and additional storage area. Featuring a double-glazed window overlooking the rear gardens, this useful space provides an ideal setting for bookshelves, displaying treasured collections or keeping everyday essentials neatly organised.

Kitchen

The kitchen retains a distinctive retro character, perfectly in keeping with the individual nature of the home. Fitted with a range of wall and base units, complemented by work surfaces, the room provides practical preparation and storage facilities alongside a stainless steel sink and drainer. There is space for an electric cooker with an extractor hood above, together with provision for a fridge freezer. The impressive ceiling height continues into the kitchen, with timber tongue-and-groove panelling and elevated windows adding to its unique architectural appeal. Exposed brickwork and further glazed windows contribute warmth and character, while tile-effect flooring provides a practical finish. The kitchen's generous proportions, impressive ceiling height and distinctive architectural features provide a wonderful foundation for a future purchaser to introduce their own style, with the potential to create a beautifully individual space that complements the character of this remarkable home.

Utility Room and Rear Porch

A separate utility room provides practical facilities away from the principal living accommodation. Features include a traditional Belfast sink set within a fitted unit, a ceramic drainer style work surface and tiled flooring. The room also houses the furnace serving the property's ducted warm air heating system.

A connecting rear porch offers additional space for laundry appliances and refrigeration, together with the property's water heater. Exposed brick walls continue the distinctive character found throughout the residence, whilst external doors provide access to two sides of the property. This versatile space is particularly convenient for countryside living, with easy access to the surrounding gardens and grounds.

Ground Floor Bedroom

The ground floor bedroom provides valuable flexibility, making it particularly suitable for guests, extended family or anyone seeking bedroom accommodation on the entrance level.

Featuring a double glazed window overlooking the rear, exposed brickwork and benefiting from the property's warm air heating system, this room offers a comfortable and adaptable space.

Home Office

Originally designed as a bedroom, this versatile room is currently utilised as a dedicated home office, offering excellent flexibility to suit a variety of needs. A double glazed window overlooks the established gardens, filling the room with natural light and providing a pleasant leafy outlook. Currently arranged with a desk, extensive shelving and filing cabinets, the space is ideally suited to home working or studying, whilst offering the potential to be reinstated as an additional bedroom if desired.

Ground Floor WC

A conveniently positioned cloakroom comprises a low-flush WC and wash hand basin, complemented by quarry-tiled flooring, exposed brickwork and a frosted double-glazed window.

First Floor Comprises

Landing

A turning staircase rises to a spacious L-shaped landing, providing access to the first-floor bedrooms and family bathroom. The landing incorporates useful storage, loft access and the heating system's air vent.

A particularly interesting feature is a glazed door opening towards an adjoining flat-roof area. Although this area is not currently arranged or protected for use as a terrace, it presents an intriguing opportunity for future consideration. Subject to the necessary planning permissions, building regulations, structural assessment and safety provisions, a purchaser may wish to explore the possibility of creating an elevated seating area or additional accommodation. The current owners previously obtained planning permission for a conservatory-style addition in this location, although the status and details of any historic consent would need to be independently verified. With pleasant views across the gardens and established treetops, this feature offers another exciting dimension to the property's future potential.

Principal Bedroom

The principal bedroom is a generously proportioned double room, providing a comfortable and peaceful retreat. A double-glazed window to the front elevation allows natural light into the space, while the room benefits from recessed lighting and the property's heating system. Its proportions provide ample opportunity for a range of bedroom furniture and storage arrangements.

Second Bedroom

A further well-proportioned double bedroom enjoys natural light through a double-glazed window and offers excellent accommodation for family members or guests.

The room benefits from the property's heating system and provides flexibility for a variety of bedroom layouts.

Third Bedroom

Currently utilised as a home office, this additional first-floor room offers the flexibility to serve as a further bedroom, study, hobby room or creative workspace.

With a double-glazed window and central lighting, it provides valuable additional accommodation that can evolve with the requirements of its next owners.

Family Bathroom

The beautifully appointed family bathroom provides a contemporary contrast to the more traditional and characterful elements of the home.

Recently refitted, the room has been thoughtfully arranged to create an inviting space for relaxation. The suite includes a generous P-shaped shower enclosure with both rainfall style and handheld shower attachments, together with a separate panelled bath, offering the convenience of both bathing and showering facilities. A wash hand basin set within a vanity unit provides useful storage, complemented by a close coupled WC and two heated towel rails. Attractive wall and floor tiling, recessed ceiling lighting and subtle low level feature lighting complete the room, creating a stylish and relaxing environment.

Warren Cottage - An Exceptional Restoration Opport

Attached to the principal residence is the original Warren Cottage, a particularly fascinating element of this unusual property.

Understood to predate the main house and form the original dwelling around which the present residence was subsequently developed, the cottage provides an intriguing connection to the property's architectural evolution. Although now requiring extensive renovation and restoration throughout, it retains an abundance of character and presents an outstanding opportunity for a purchaser with imagination and appreciation for traditional buildings.The accommodation comprises a lean-to entrance, entrance hallway, lounge, former kitchen, several additional rooms and an area previously arranged as a bathroom.

Cottage Entrance and Veranda

Accessed from the connecting porch, the cottage opens into a veranda featuring single glazed windows overlooking the gardens.

The original exposed brick exterior wall of the cottage remains visible, providing an immediate reminder of the building's earlier origins.

Cottage Hallway

An internal timber door leads into a charming entrance hallway, where exposed ceiling beams and traditional timber floorboards retain the building's original character.

The hallway provides access to the principal cottage rooms.

Cottage Lounge

The lounge features an exposed beamed ceiling and a traditional brick fireplace, which may offer potential for restoration or alteration following appropriate investigation. Timber doors and single-glazed windows provide connections to the surrounding cottage accommodation and gardens. Despite its current condition, this room offers a glimpse of the warm, characterful living space that could potentially be created through a sympathetic programme of renovation.

Former Kitchen

The former kitchen no longer contains fitted cooking or washing facilities, although existing service connections are understood to remain. Features include a timber-clad ceiling, loft access and a window overlooking the rear. The room offers an opportunity for a future purchaser to consider reinstating kitchen facilities as part of a wider restoration scheme.

Additional Cottage Rooms

The remaining cottage accommodation includes several flexible rooms, some of which have historically been used as bedrooms or reception spaces. Features include traditional timber windows, exposed beams, timber floors and original architectural details. A rear porch provides further access to the gardens, while a former bathroom area offers potential for reinstatement of facilities.

Carport & Driveway

The extensive private driveway provides an impressive approach to the property and offers substantial space for vehicles. A timber-built carport provides covered parking and benefits from electrical sockets, making it suitable for vehicle storage and other practical requirements. The driveway continues to a paved parking area adjoining the residence, where an electric vehicle charging point has been installed. The combination of extensive parking, covered storage and generous grounds makes the property particularly appealing for purchasers requiring additional space and flexibility.

Important Information

Warren Cottage requires comprehensive renovation and is offered in its existing condition. Prospective purchasers should make their own investigations into its structural condition, services and suitability for any intended use.

The flat-roof area accessed from the first-floor landing is not currently suitable for use as a balcony or roof terrace. Any future conversion or development would be subject to the appropriate consents, structural assessments and safety requirements.

The property includes land crossed by a public footpath. Prospective purchasers should satisfy themselves as to the route, rights of access and any associated obligations.

Any potential alternative use, extension or conversion of Warren Cottage or the main residence would be subject to obtaining the necessary permissions and consents.

The Grounds

The grounds of Y Fedwen Arian are undoubtedly one of the property's most remarkable features, offering an exceptional sense of space, maturity and tranquillity. Beautifully established and wonderfully varied, the gardens unfold around the residence to reveal a collection of enchanting outdoor spaces, each with its own individual charm and character.

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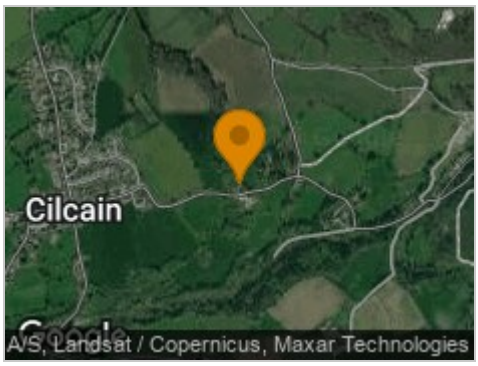




Road Map



Hybrid Map



Terrain Map



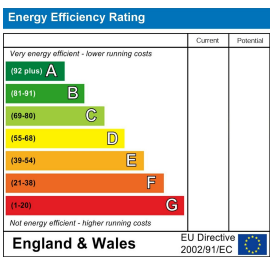
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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