



Bwthyn Glas Ffordd Y Berth

Cilcain, Mold, CH7 5NE

Offers Over £525,000



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Property Description

Reid & Roberts Estate Agents are proud to present this beautifully extended 1800s period cottage offering exceptional charm, generous proportions, and breathtaking countryside views. Set in the picturesque village of Cilcain, the property expertly blends original features including exposed beams, vaulted ceilings, and feature fireplaces with modern comforts to create a truly special home.

The accommodation comprises a welcoming entrance hallway, an elegant lounge featuring an exposed brick fireplace with log burner, a formal dining room with a striking Victorian-style hearth, a large understairs utility and pantry, and a spacious ground-floor four-piece bathroom. At its heart lies a stunning open-plan farmhouse kitchen, complete with a Rayburn-style cooker, opening seamlessly into a versatile living area. A light-filled conservatory enjoys some of the finest views in the house, while a practical rear porch provides a well-appointed boot room. Upstairs, three generous double bedrooms include a unique vaulted principal suite, complemented by a versatile fourth room and a stylish four-piece bathroom.

The gardens are a standout feature, offering an exquisite mature retreat meticulously maintained to combine privacy with natural beauty. The grounds showcase a rich tapestry of mature trees, vibrant flowering shrubs, and impeccably kept lawns that create year-round visual interest and tranquil ambiance. A winding gravel pathway invites leisurely exploration past lush borders and sculpted hedging, leading to a sun-drenched seating area nestled amid seasonal flowerbeds—perfect for alfresco entertaining or peaceful relaxation. Towering trees provide dappled shade and seclusion, while expansive lawns offer ample space for family activities and gardening pursuits. The garden's thoughtful design balances open, airy spaces with intimate, secluded corners, enhanced by diverse planting schemes that deliver bursts of seasonal color throughout the year. A delightful summerhouse completes this exquisite outdoor setting, serving as a charming retreat or inspiring workspace.

Additionally, the property benefits from a triple garage, originally former cow sheds, offering potential as a workshop or, subject to planning permission, conversion to an annex—providing exceptional versatility.

Cilcain is a charming village nestled amid stunning Flintshire countryside, offering a peaceful rural lifestyle with a strong sense of community. The village provides a local shop and welcoming pub, while the nearby market town of Mold is only a short drive away, offering a full range of amenities, schools, and leisure facilities.

This remarkable home combines flexible living space, timeless character, and an enviable location, presenting a rare opportunity to acquire a distinctive and character-rich property in one of North Wales' most desirable rural villages.

Accommodation Comprises

The property is approached via a long sloped driveway with a gravelled patio area leading to a stylish woodgrain effect UPVC entrance door with a double glazed, frosted panel.

Entrance Hallway

The welcoming entrance hallway sets the tone for the home's warm and characterful interiors. Carpeted underfoot, the hallway benefits from dual aspect wooden framed, single pane windows to each side, allowing natural light to fill the space. A single panel radiator and wall mounted thermostat controls, a central ceiling light and staircase rising to the first floor.

From here, a door to the left opens into the original 1800s side of the cottage, including the kitchen, while a door to the right leads into the lounge, added in the later 1800s which flows through to the conservatory.

Lounge

A warm and inviting reception room brimming with character, the lounge features an exposed brick inset fireplace housing a cast iron log burner, set upon a slate hearth with an oak mantle above. The wooden beamed and textured ceiling, along with spotlights and three wall lights, create a cosy yet stylish atmosphere.

This dual aspect space enjoys wood framed double glazed windows to both the front and rear elevations with the front being hardwood double glazed, the rear woodgrain effect UPVC double glazed, along with a charming wooden framed, stained glass feature window into the understairs

cupboard. There is also a leaded, single glazed wooden window looking through to the conservatory.

Two single panel radiators provide warmth, and a wooden door with a bevelled edge glazed panel opens into the conservatory. With textured walls, carpeted flooring, and delightful views, this is a generously sized, light filled room with timeless appeal.

Dining Room

Accessed from the hallway, the dining room boasts a decorative Victorian style cast iron fireplace as a focal point. The textured ceiling and walls, exposed beams, and carpeted flooring enhance its period charm.

A solid wooden sill with a single glazed window overlooks the kitchen, while a hardwood double glazed window frames the front elevation. A double panel radiator ensures comfort, and the generous dimensions of the room make it ideal as a formal dining space, home office, or children's playroom.

A door leads to an impressively large understairs cupboard, currently used as a pantry and utility space with plumbing for a washing machine, space for a tumble dryer, quarry tiled flooring, lighting, and power.

Ground Floor Bathroom

An exceptional four piece suite, the ground floor bathroom offers a close coupled low flush W.C, a large vanity unit with drawers and cupboards topped with a work surface and inset circular wash hand basin with mixer tap, a fully tiled corner shower cubicle with electric shower, and a tiled bath set into a recessed surround. Fully tiled walls, tiled flooring, recessed ceiling spotlights, and a double panel radiator complete the space. A woodgrain UPVC double glazed rear window captures stunning countryside views.

Kitchen, Dining & Living Area

This wonderful open plan space forms the heart of the home, combining rustic charm with practical modern features. The farmhouse style kitchen features cream painted wooden units with solid wood worktops, a black composite sink with matching drainer and mixer tap, a built in dishwasher, and under counter fridge.

A bespoke Welsh dresser with shelving provides additional storage, while the standout feature is the Rayburn style cooker set within an exposed brick recess with a wooden arch beam and mantle shelf, complete with original painted stone to the back. Quarry tiled flooring and beamed ceilings add authenticity.

The kitchen opens seamlessly into a versatile secondary living area with carpeted flooring, beam ceilings, double panel radiator, and triple aspect wooden framed double glazed windows overlooking the gardens and side elevations. This space could serve as a family snug, dining area, or children's playroom.

From here, a wooden door leads to a quarry tiled rear porch with shelving, ceiling light, and a woodgrain uPVC door with frosted double glazed panel, perfect as a boot room or second entrance.

Conservatory/Sun Room

Accessed from the lounge, this delightful space is constructed on a dwarf brick wall with woodgrain uPVC double glazed units and a solid pitched roof with inset spotlights. Quarry tiled flooring, double French doors to the garden, power sockets, and a TV point make it an inviting year round retreat, offering some of the finest views in the house across rolling hills, farmland, and the landscaped garden.

Stairs Leading To First Floor

Principle Bedroom

A unique and atmospheric room with part vaulted ceilings and exposed beams. The space enjoys both front and rear facing wooden framed double glazed windows, capturing beautiful garden and countryside views. A charming raised window seat set beneath a low beam and Velux style roof window creates the perfect reading nook.

The solid wood flooring, single panel radiator, and bespoke built in wardrobes with repurposed vintage school doors enhance the individuality of the room.

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Bedroom Two

Larger than the principal bedroom, this superb double room features exposed beams, a vaulted window space with wood framed double glazed window to the front elevation, single panel radiator, mirrored sliding wardrobes, and loft access.

Bedroom Three

Another spacious double with vaulted window recess, double glazed wooden framed windows to both front and side elevations, the latter framing far reaching countryside views, along with built in wardrobes, additional cupboard storage above the stairs, double panel radiator, and carpeted flooring.

A door from this bedroom leads into a versatile additional room.

Home Office / Nursery

Currently utilised as a home office and reading area, this charming room could serve as a nursery, dressing room, or single bedroom. With exposed beams, spotlights, carpeted flooring, built in shelving, and a rear facing woodgrain uPVC double glazed window with countryside views, it offers flexibility to suit a variety of needs.

Family Bathroom

A generously proportioned bathroom with a four piece suite comprising low flush W.C, vanity unit with square basin and mixer tap, double shower cubicle with glass sliding doors and electric shower, and fully tiled bath. Part tiled walls, tiled flooring, exposed ceiling beams, spotlights, wall mounted mirror with lights, and a woodgrain double glazed side window overlooking the fields complete the room. There is also an airing cupboard housing the immersion heater.

Garden

This enchanting and beautifully maintained garden offers a rare blend of privacy, tranquility, and year-round charm. Mature trees provide dappled shade, while flowering shrubs and well-planted borders ensure vibrant colour and texture through every season. Sweeps of immaculate lawn connect open spaces with more intimate, secluded corners, each thoughtfully designed for relaxation or quiet reflection. A winding gravel path meanders between sculpted hedges and lush planting, leading to the garden's focal point, a sunlit seating area surrounded by seasonal flowers, perfect for entertaining or unwinding. At the far end, a delightful summerhouse offers a serene retreat or creative workspace.

Triple Garage

Once a row of cow sheds, this now-converted triple garage offers power, lighting, and a solid concrete floor, with a workshop area and storage above.

The original doors remain, adding charm, and there's exciting potential here for an annexe, studio, or outdoor entertaining space.

EPC Rating E

Council Tax Band G

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Road Map



Hybrid Map



Terrain Map



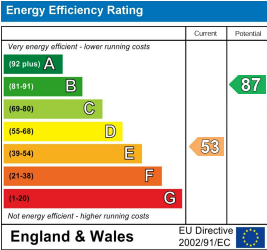
Floor Plan



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



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