



## Stamford Way Farm Stamford Way

Ewloe, Ewloe, CH5 3BZ

Offers Over £450,000



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## Accommodation Comprises:

Double metal gates open on to a block paved driveway providing 'off road' parking for several vehicles, step leads up to a beautiful white painted wooden door with black decorative hinges and door handle, two courtesy wall lights and light window over door.

### Entrance Hallway

As you enter through the wooden front door, you are greeted by a welcoming entrance reception hallway with high ceilings and an elegant staircase leading to the first-floor accommodation. The hallway features an alarm panel for security, as well as access to a convenient under-stair storage cupboard. The sense of space and light sets the tone for the rest of the property.

### Study

The study is located just off the hallway and benefits from a double-glazed leaded window overlooking the side elevation. The room is fitted with shelving, offering ample space for books or display items, and also houses the wall-mounted fuse box. With high ceilings, this room provides a peaceful, airy space ideal for working from home.

### Lounge

The lounge is a beautifully shaped, triple-aspect room that exudes warmth and charm. Leaded double-glazed windows on all sides allow for an abundance of natural light. A central feature of the room is the brick-built fireplace with an open fire set on a raised quarry tiled hearth, perfect for cosy evenings. The high ceilings with decorative coving enhance the sense of space, while the room's vintage-style radiator adds to the overall period appeal.

### Kitchen

This beautifully appointed kitchen features a harmonious blend of wall and base units, complemented by elegant drawer storage and an integrated Belfast sink, complete with a wooden draining board and stylish taps. Convenience is key with an integral dishwasher and washing machine, alongside ample space for a fridge freezer and built-in larder cupboards.

At the heart of the kitchen, a stunning inglenook showcases a classic Rangemaster cooker, boasting two ovens, an oven plate, a grill, and an electric hob, perfect for culinary enthusiasts. The tasteful splashback tiling and extractor fan enhance both functionality and aesthetics.

Bathed in natural light, this dual-aspect room is adorned with double-glazed leaded windows that frame views of the front and rear

gardens. The warm carndeon flooring, along with a radiator and matching dresser, creates an inviting and cohesive space that is perfect for both cooking and entertaining.

### Rear Hallway and Sitting Room

The rear hall provides access to the garden through a stable-style PVC door. With vinyl flooring and high ceilings, this space leads into a further sitting area that benefits from dual-aspect leaded windows, allowing views of the garden and side elevation. The sitting room also features a double-panel radiator with a fitted cover and high ceilings, offering a quiet retreat for reading or relaxing.

### First Floor Accommodation

#### Landing

The spacious landing features a double-panel radiator, high ceilings, and formal loft access via a pull-down ladder. The loft has been fully boarded, providing additional storage or potential for conversion.

#### Bedroom One

The main bedroom is positioned at the front of the house and offers a stunning view of the surrounding farmland through its double-glazed leaded window. The room features a double-panel radiator and high ceilings, creating a peaceful sanctuary. A door leads to a separate dressing room, complete with hanging rails and fitted shelving for convenient storage.

#### Bedroom Two

Bedroom two overlooks the garden through a double-glazed leaded window to the side elevation. This generously sized room is light and airy, with a double-panel radiator and high ceilings, making it perfect for a guest room or family bedroom.

#### Bedroom Three

The third bedroom is located to the rear of the property and features loft access with a pull-down ladder, wood-effect karndeon flooring, and a single-panel radiator. The double-glazed window overlooks the rear elevation, and the room also benefits from a built-in cupboard with shelving for extra storage.

#### Bathroom

The family bathroom is a charming space, featuring a three-piece suite that includes a cast iron roll-top bath with claw feet, mixer taps, and a rain shower attachment with a shower screen. The room is tiled to dado height, and additional features include a pedestal sink, low-flush WC, and a wall-mounted towel radiator. A built-in cupboard with shelving adds practical storage space.

## Garden

Nestled on a substantial plot, this expansive garden offers a serene retreat for nature lovers and outdoor enthusiasts alike. The lush lawn is framed by mature conifer hedging, providing both privacy and a touch of elegance. As you stroll through the garden, you'll discover an inviting paved patio area, perfect for alfresco dining, complemented by a charming log store and a delightful array of bramble hedging that naturally partitions the space.

A winding pathway guides you to the second half of the garden, where a high flush WC adds a touch of convenience. This outdoor oasis is further enhanced by a beautifully crafted timber frame summerhouse, boasting double doors that open into a spacious room with an apex roof, adorned with wooden flooring and walls. Glazed windows bathe the interior in natural light, while a separate area within the summerhouse features a sauna, complete with a glazed window offering views of the serene surroundings.

This larger-than-average garden is not just a space; it's a personal sanctuary that invites relaxation and enjoyment in every corner.

## Location

Located in the picturesque town of Ewloe, Located with convenient access to the village of Ewloe that offers a range of local amenities, shops and access to the major motorway network via the A55 expressway for travel to Chester, Merseyside, Manchester and North Wales. The property is also within in the catchment zones of Ewloe Green Primary School and Hawarden High School.

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Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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## Viewings

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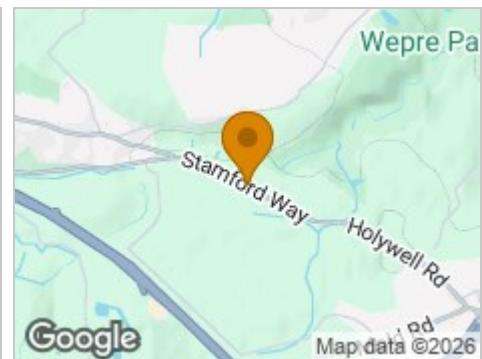
## Road Map



## Hybrid Map



## Terrain Map



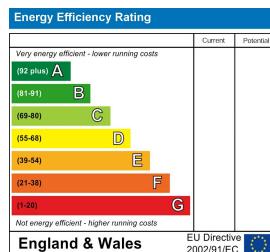
## Floor Plan



## 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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