REID & ROBERTS

INDEPENDENT ESTATE AGENTS



Bryn Ffynnon Loggerheads Road

Cilcain, Mold, CH7 5PG

£1,000,000

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Accommodation Comprises:

Approached via a peaceful country lane, timber entrance gates open onto an extensive gravelled driveway providing generous parking for numerous vehicles whilst immediately creating an impressive first impression.

A charming stone retaining wall and attractive brick-paved steps lead to the covered entrance, where a striking composite entrance door opens into a beautifully proportioned reception porch.

Reception Hall

Far more than simply an entrance, this welcoming space has been cleverly designed to provide practical everyday functionality whilst retaining an elegant aesthetic. Finished with tiled flooring, the room currently incorporates a bespoke utility area featuring timber-effect work surfaces, plumbing and space for both a washing machine and tumble dryer together with fitted wall units and open shelving, creating an ideal boot room for country living.

Natural light floods the room through multiple double glazed windows overlooking both the front and side elevations, while a stable-style internal door provides a charming introduction to the character that continues throughout the home.

Open Plan Kitchen/Dining Room

Kitchen

The heart of the home is undoubtedly the magnificent bespoke kitchen, a beautifully designed space that perfectly combines traditional country charm with contemporary practicality.

Initially arranged in an attractive galley-style layout before opening into the adjoining entertaining areas, the kitchen has been thoughtfully planned to maximise both workspace and storage. A comprehensive range of handcrafted olive-toned cabinetry is complemented by luxurious solid granite work surfaces, creating an elegant yet highly functional environment.

At its centre sits a beautiful Belfast sink with integrated drainer grooves carved into the granite worktops and chrome mixer tap, while thoughtful additions including built-in vegetable storage, open display shelving and bespoke cabinetry further enhance both practicality and visual appeal.

Cooking enthusiasts will appreciate the impressive range-style cooker with multiple ovens, grill, warming compartment and five-burner hob beneath a feature extractor canopy, whilst integrated appliances including a dishwasher ensure modern convenience is seamlessly incorporated into this traditional setting.

Stone splashbacks, plantation shutters, inset spotlighting and large windows framing picturesque countryside views complete a kitchen that is every bit as beautiful as it is functional.

Dining Room

Flowing effortlessly from the kitchen, the impressive dining room creates an outstanding entertaining space perfectly suited to both intimate family meals and large gatherings.

Beautiful stone flooring continues seamlessly throughout, visually connecting the principal living spaces and enhancing the wonderful sense of flow.

At the heart of the room, a charming multi-fuel stove set within a slate-backed recess creates an inviting focal point, effortlessly balancing warmth and character with modern comfort.

Large enough to accommodate an impressive formal dining table, this elegant room enjoys an abundance of natural light together with spectacular views through a striking picture window finished with a contemporary black frame, perfectly framing the surrounding countryside almost like a living landscape painting.

Thoughtfully designed alcoves provide additional practicality, housing an American-style fridge freezer and bespoke Welsh dresser, whilst recessed spotlighting and feature wall lighting create a warm ambience during the evening hours.

This is a room designed for entertaining, a space equally suited to everyday family life or memorable celebrations with friends.

Garden Room

Originally constructed as a conservatory, this remarkable space has been transformed into a stunning year-round living room through the installation of a fully insulated solid roof and substantial insulated walls.

The result is an exceptional garden room that feels every bit an extension of the main house whilst maintaining an almost uninterrupted connection with the surrounding landscape.

Vaulted ceilings with inset lighting create an exceptional feeling of space, whilst a stunning set of contemporary black bi-folding doors opens the room directly onto the landscaped gardens, beautifully blurring the boundaries between indoor and outdoor living. Large picture windows maximise the natural light and frame the breathtaking countryside beyond.

The uninterrupted panoramic views across the beautifully landscaped gardens and rolling countryside beyond are simply breathtaking, changing beautifully with every season.

Whether enjoyed as a peaceful morning sitting room, a stylish entertaining area or a place to simply relax whilst taking in the remarkable scenery, this outstanding room perfectly captures the essence of luxury country living.

The continuation of the stone flooring from the kitchen and dining room further reinforces the superb open-plan flow that makes this home so ideal for modern family life and entertaining alike.

Snug

Occupying one of the home's most characterful corners, the charming snug offers an altogether different atmosphere, warm, intimate and full of period charm.

A beautifully exposed painted stone fireplace forms the centrepiece of the room, complete with an inset log-burning stove resting upon a traditional quarry tiled hearth beneath a substantial timber beam. Bespoke recessed shelving within the original fireplace provides an attractive decorative feature, further celebrating the property's heritage.

This wonderfully cosy room offers the perfect retreat during the winter months and creates an ideal reading room, television lounge or quiet sitting room away from the larger entertaining spaces.

From here, the property naturally divides into further accommodation, highlighting the remarkable flexibility of the home's layout.

Ground Floor Bedroom

Positioned within its own private wing of the home, the ground floor guest suite offers beautifully appointed accommodation, making it ideal for visiting family, independent relatives, older children or those seeking accessible ground floor living.

The generous king size bedroom is wonderfully light and airy, benefitting from dual-aspect windows that frame picturesque views across both the front and rear of the property, allowing natural light to flood the room throughout the day.

Character features remain a key theme, with painted exposed beams complementing the neutral décor to create a calming and welcoming atmosphere. Offering ample space for a double bed together with additional bedroom furniture, this elegant room provides peaceful countryside living with complete privacy from the principal first floor accommodation.

Its location alongside the adjoining shower room creates an almost self-contained guest suite, perfectly suited to multi-generational living or long-term visitors.

Ground Floor Shower Room

Finished to an exceptional standard, the contemporary shower room serves the guest accommodation whilst also functioning as a convenient cloakroom for everyday use.

Beautifully appointed throughout, the suite comprises a low flush WC, pedestal wash hand basin and a corner shower enclosure fitted with a mains-fed shower. Fully tiled walls and complementary tiled flooring provide a timeless finish, whilst a chrome heated towel rail, recessed lighting, extractor fan and fitted blinds complete this stylish and practical space.

Thoughtfully positioned beneath the staircase, a useful built-in storage cupboard maximises practicality without compromising the clean contemporary design.

Stairs from Snug lead up to:

Versatile Landing/Music Room

Ascending the property's original staircase, you are welcomed into an impressive and highly versatile first-floor landing that has evolved into far more than simply a transitional space.

Beautifully proportioned and flooded with natural light, this charming room is currently arranged as a music room, complete with a piano and comfortable seating area, creating a peaceful retreat in which to relax whilst taking in the stunning countryside views. Equally suited as a home office, library, reading room, hobby space or additional sitting room, the room offers exceptional flexibility to adapt to a variety of individual lifestyles.

Characterful quarry-style tiled flooring reflects the heritage of the property, while a large double glazed window frames breathtaking far-reaching views across the surrounding landscape. Wall lighting, a radiator, loft access and television point further enhance the practicality of this unique space.

From here, a small set of steps leads gracefully up to the magnificent principal bedroom suite, creating another almost private wing of the home and enhancing the feeling of separation from the remaining accommodation.

Family Room/Bedroom Four

Adjoining the principal suite is an exceptional additional reception room, showcasing the remarkable versatility that defines this outstanding home.

Currently utilised as a second lounge, this beautifully renovated space offers countless possibilities and could equally serve as an additional bedroom suite, home office, cinema room, games room or private living accommodation for multi-generational families.

The vaulted ceiling, enhanced by exposed oak beams and recessed lighting, creates a striking architectural feature, whilst a contemporary corner log-burning stove provides warmth and atmosphere during the colder months.

A striking set of contemporary black-framed bi-folding doors forms the centrepiece of the room, opening effortlessly onto the elevated entertaining terrace and creating an exceptional indoor-outdoor lifestyle. Complemented by windows, the space is bathed in natural light whilst making the most of the breathtaking panoramic views.

Whether enjoyed as a luxurious private lounge for the principal suite or adapted to suit changing family requirements, this room demonstrates the exceptional flexibility that sets this home apart.

Principal Bedroom

Occupying a wonderfully private position on the first floor, the principal suite is a truly luxurious retreat, carefully designed to take full advantage of the property's spectacular surroundings.

Accessed via a charming raised level from the adjoining landing, the room immediately impresses with its vaulted ceiling and exposed painted beams, creating an exceptional sense of space and character.

Triple-aspect windows capture breathtaking panoramic views in every direction, filling the room with natural light whilst providing uninterrupted vistas across the surrounding countryside, gardens and rolling landscape beyond.

Generously proportioned, the room comfortably accommodates a super king size bed and substantial bedroom furniture whilst maintaining an elegant sense of openness, resulting in a tranquil sanctuary where luxury and rural living combine effortlessly.

En-Suite Shower Room

Recently installed to an exceptional specification, the en suite perfectly complements the luxurious principal bedroom.

Contemporary in design yet sympathetic to the character of the home, the beautifully appointed suite features a bespoke vanity unit with inset wash basin, low flush WC and an impressive walk-in double shower enclosure complete with both rainfall and handheld shower fittings.

Stylish brick style wall tiling combines beautifully with wood-effect tiled flooring, whilst recessed lighting, chrome heated towel rail and premium fixtures and fittings create a sophisticated hotel-inspired finish.

Every detail has been carefully considered to deliver both luxury and practicality, resulting in an elegant private bathroom finished to an outstanding standard.

Staircase from Snug leads up to:

Upper Landing

An impressively spacious landing creates far more than simply a circulation area.

Bathed in natural light from windows to both the front and rear elevations, this generous space offers endless flexibility and is currently utilised as an additional sleeping area for guests. Although open to the landing, it comfortably accommodates a double bed and could equally provide a reading area, study space, children's play area or hobby room.

Useful built-in storage cupboards discreetly house the hot water cylinder, whilst the overall proportions of the landing reinforce the impressive scale found throughout the property.

Bedroom Two

Completing the internal accommodation is another beautifully proportioned double bedroom enjoying









Road Map



Hybrid Map



Terrain Map



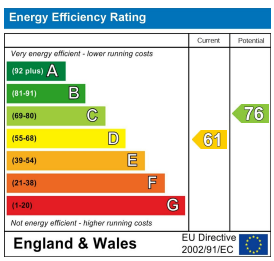
Floor Plan



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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3a Chester Street, Mold, Flintshire, CH7 1EG
Tel: 01352 700070 Email: mold@reidandroberts.com https://reidandroberts.com/