



## Y Bwthyn Ffordd Y Pentre

Nercwys, Mold, CH7 4EL

Offers Over £325,000



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## Property Description

Reid and Roberts are delighted to present this unique and characterful former barn conversion, beautifully positioned within the highly sought-after village of Nercwys, surrounded by rolling countryside and enjoying truly breathtaking far-reaching views over neighbouring fields and a picturesque brook. Offered to the market with no onward chain, this property presents a rare and exciting opportunity.

Boasting spacious and highly versatile accommodation, the property seamlessly blends charming original features with practical modern living. The bright dual-aspect kitchen is flooded with natural light and showcases stunning rural views, while the inviting lounge offers a cosy retreat, complete with an attractive stone-effect fireplace and French doors opening onto a patio, perfect for relaxing and taking in the peaceful surroundings.

At the heart of the home is a generous reception hallway featuring original quarry tile flooring, adding warmth and character, alongside excellent storage and further potential. The ground floor also benefits from a WC and a partially completed bathroom, offering buyers the opportunity to personalise and add value.

A standout feature is the split staircase design, creating flexible accommodation ideal for modern family living. The impressive main bedroom boasts a striking picture window framing uninterrupted countryside views, while the additional bedrooms provide ample space for guests, home working, or growing families.

Full of charm, individuality, and potential, this delightful home is ideal for those seeking a tranquil village lifestyle in a truly scenic setting. Early viewing is highly recommended to fully appreciate everything this distinctive property has to offer.

## Accommodation Comprises

The property is approached via stone steps leading up to a UPVC double glazed side door with inset panel, providing access into the side porch hallway.

### Side Porch Hallway

Upon entry, you are welcomed into a practical side porch hallway featuring quarry tile flooring and an exposed brick wall, adding character to the space. There is a single panelled radiator and a double glazed UPVC window to the side elevation overlooking neighbouring fields. The area also benefits from plumbing for a washing machine, making it a useful utility space.

### Downstairs WC

A wooden door leads into the downstairs WC, fitted with a low flush WC and a wall-mounted wash hand basin. The room includes a frosted double glazed UPVC window to the side elevation, textured walls, a central ceiling light, and quarry tile flooring.

### Kitchen

A further doorway opens into the kitchen, which comprises base units with complementary worktops over and incorporates a stainless steel one-and-a-half bowl sink unit with drainer and mixer tap. There is plumbing for a washing machine and space for an electric cooker. The kitchen features quarry tile flooring, a double panelled radiator, and a textured ceiling with fluorescent

lighting. Natural light is plentiful thanks to dual aspect windows, including two double glazed UPVC windows to the side elevation and one to the front, all enjoying beautiful views across neighbouring fields and far-reaching countryside.

### Lounge

An archway from the kitchen leads into the lounge, a comfortable living space featuring an electric stone-effect fireplace set on a marble hearth with matching inset and wooden surround. The room has carpeted flooring, two wall lights, a textured ceiling, and a double glazed UPVC window to the rear elevation. Double glazed French doors open onto a patio area, offering delightful views over a brook and the surrounding fields. Additional features include a triple panelled radiator and wall-mounted thermostat controls.

### Reception Hallway

Accessed from both the kitchen and lounge, the main reception hallway is spacious and welcoming. It retains original quarry tile flooring and includes a double panelled radiator, central ceiling light, and a double glazed UPVC window to the front elevation. There is also a frosted UPVC window with matching internal panel opening into a porch area, which is currently not in use. This porch is built on a dwarf brick wall with woodgrain-effect UPVC double glazed panels but is not presently fit for purpose.

The hallway also provides access to two staircases, an under-stairs storage cupboard, and an additional very large storage room with lighting. Wall-mounted heating controls are also located here.

### Bathroom

A door from the hallway leads into the main bathroom, which is currently unfinished. Existing fittings include a low flush WC, a wash hand basin set within a vanity unit, and a fully tiled shower cubicle with an electric shower. The room also features tiled flooring, a triple panelled radiator, central ceiling lights, an extractor fan, and a frosted double glazed UPVC window to the side elevation. There is space and partial plumbing in place for the addition of a bath.

### First Floor Landing

The first staircase rises to a landing area with a single panelled radiator, central ceiling light, and a double glazed UPVC window to the front elevation. A cupboard provides storage.

### Bedroom One

The main bedroom is a particularly spacious room, highlighted by a large feature picture window to the side elevation offering stunning views across open countryside. A second double glazed UPVC window to the side provides additional light and views. The room includes a double panelled radiator, two wall lights, and newly fitted carpet.

### Bedroom Two

Also accessed from this landing is the second bedroom, a small single room suitable for use as a child's bedroom, nursery, or home office. It features fluorescent lighting, a single panelled radiator, and newly carpeted flooring.

### Second Staircase Landing

The second staircase leads to a split-level landing area with a long light window to the front elevation, allowing natural light to flood the space.

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### Bedroom Three

From this landing, a door opens into a well-proportioned double bedroom. A notable feature is the large built-in box structure, formed above the bathroom below, which could be creatively utilised for storage or adapted into a bespoke feature such as a raised bed. The room also includes loft hatch access, a central ceiling light, and a double glazed UPVC window to the side elevation overlooking the fields.

### Bedroom Four

Continuing up the steps leads to another generous double bedroom with dual aspect double glazed UPVC windows to the side and rear elevations, both offering attractive countryside views. The room is enhanced by two exposed wooden beams, adding character, along with two wall lights, a central ceiling light, a double panelled radiator, and newly fitted carpet.

### Outside

The garden offers a generous outdoor space with excellent potential to create something truly special. To the side, there is a substantial area currently used for parking, providing space for multiple vehicles, although now in need of improvement. To the rear, a raised paved patio—bordered by a charming stone wall—enjoys elevated views across a brook and open fields, creating a lovely setting for future outdoor entertaining. Beyond this, the garden extends into a predominantly lawned area, now overgrown but offering a blank canvas, all enclosed by mature hedging and trees which provide a good degree of privacy.

### NOTE\*

The property benefits from an air source heat pump and fitted solar panels.

### EPC Rating - TBC

### Council Tax Band - F

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### How To Make An Offer

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

### Loans and Repayments

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

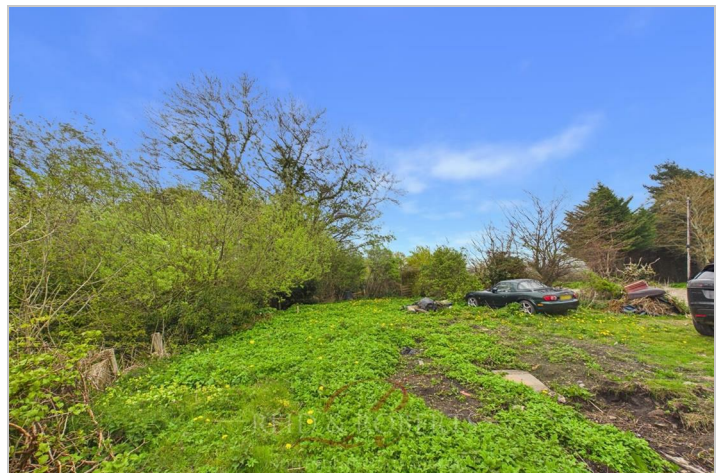
### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



## 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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