

**Ffordd Y Blaenau, Treuddyn**

**£595,000**



- STONE FARMHOUSE
- CIRCA 1770
- 4/5 BEDROOMS
- 3 RECEPTION ROOMS
- 2 ACRE Paddock
- 60FT BARN
- 45FT STABLE BLOCK
- FULL REWIRE IN 2014
- NO ONWARD CHAIN



# Ffordd Y Blaenau, Treuddyn

\* 2 ACRE PADDOCK \* 60FT BARN \* 45FT STABLE \* STONE DETACHED FARM HOUSE \* DOUBLE CAR PORT WITH ATTACHED TACK ROOM \* STUNNING VIEWS

Reid and Roberts Estate Agents are delighted to offer For Sale the above Four Bedroom Detached Stone Farm House which is set in over 2 1/2 acres thought to date back to 1770 and is situated in a sought after location of Treuddyn which is just a few miles from the market Town of Mold.

The property is approached via electric double wooden gates which sweeps round to the rear of the property into a breeze block Car Port which could easily convert into extra stables with a tack room attached. The property is accessed to the rear via a Enclosed Porch leading into the Reception Hallway which has a galleried turned staircase. The property offers larger than average rooms to includes to the ground floor: Kitchen, Sitting Room with Multi Fuel Burner, Dining Room, with an opening into the Lounge which also has a Multi Fuel Burner. Off the Kitchen you will find an Inner Hallway which leads into a Utility Room, Downstairs Bedroom or Study Room and a Downstairs Toilet. This area would easily be converted into a self contained annexe or holiday let as it has its own entrance door which leads to the side and front garden.

A turned galleried staircase leads to the first floor accommodation having a well lit landing leading into Bedroom One, Bedroom Two and Bathroom and an Inner Landing leads to Bedroom Three, Bedroom Four and a Shower Room.

Outside is approached via a driveway leading to the rear of the property providing 'off road' parking for several vehicles. Good sized garden to the front which is mainly laid to lawn bounded by a stone wall and steps leading to further lawned area.

To the rear you will find further off road parking with gravelled yard providing access into the rear of the property and into the car port with Tack Room attached. Further yard space with access to the Stables, Barn and Paddock

## Accommodation Comprises

Wooden Upvc double glazed door with frosted leaded panels leads to:

### Enclosed Porch

1.8m x 1.1m (5'11" x 3'7")

Single glazed unit, tiled flooring, single panelled radiator, port hole window.

Door with glazed panel leads into:

### Reception Hall

4m x 2m (13'1" x 6'7")

Turned staircase leads to the First Floor Accommodation, under stairs storage space, double panelled radiator, phone point and wood effect laminate flooring.

Doors leading to:

### Dining Room

4.5m x 3.3m (14'9" x 10'10")

Double glazed window to the rear elevation, double panelled radiator, textured ceiling and wood effect laminate flooring.

Square opening leading to:

### Lounge

4.9m x 4m (16'1" x 13'1")

Double glazed window to the front elevation, raised slate hearth housing cast iron multi fuel burner with wooden beam over, shelving to recess, aerial and sky point, textured ceiling and wood effect laminate flooring.

Door off Hallway leads into:



# Ffordd Y Blaenau, Treuddyn

## Sitting Room

Double glazed window to the front elevation, single panelled radiator, feature quarry tiled hearth, inglenook fire stove housing cast iron multi fuel burner and exposed stone wall.

## Kitchen

4.8m x 2.7m (15'9" x 8'10")

Housing a range of wall and base units with complementary granite worktops over, feature Inglenook area housing electric double oven with storage, pull out larder units and bespoke plate holder. One and a half bowl stainless steel sink unit with tiled splash back, four ring LPG gas hob with triple extractor fan over, void and plumbing for dish washer, integrated fridge, plinth heater, quarry tiled flooring and beamed ceiling.

Door leads into:

## Inner Hallway

3.5m x 1.5m (11'6" x 4'11")

Quarry tiled flooring with doors off to:

## Utility Room

2m x 2.2m (6'7" x 7'3")

Floor standing combination oil fired boiler, void and plumbing for washing machine, stainless steel sink unit, single glazed window, quarry tiled flooring, glazed door leads to side of the property, space for fridge freezer.

## Downstairs Bedroom

3.3m x 2.1m (10'10" x 6'11")

Single panelled radiator, double glazed window to the rear elevation and loft access.

## Downstairs WC

Low flush WC, corner sink, double glazed frosted window to the rear elevation and double panelled radiator.

## First Floor Accommodation

### Galleried Landing

Double glazed window to the rear elevation, high ceiling and smoke alarm.

Doors lead off to:

### Bedroom One

4.37m x 4.2m (14'4" x 13'9")

Double glazed window to the front elevation, double panelled radiator, vanity unit with recessed sink, fixed mirror, exposed beam and high ceiling with loft access.

### Bedroom Two

4.5m x 3.3m (14'9" x 10'10")

Double glazed windows to side and rear elevations, single panelled radiator, textured ceiling and pedestal sink.

### Bathroom

3.3m x 1.9m (10'10" x 6'3")

Suite comprises, roll top bath with claw feet, pedestal sink, low flush WC, tiled to dado height, double glazed frosted window to the rear elevation, double panelled radiator and textured ceiling.

Access leads to:

### Inner Landing

Two storage cupboards, one previously housing water tank/ immersion heater for hot boiler but now used as storage/drying area.

### Bedroom Three

4.1m 2.4m by 1.7m x 1.5m (13'5" 7'10" by 5'7" x 4'11")

Double glazed window to the front elevation, single panelled radiator.

### Bedroom Four

2.8m x 2.4m (9'2" x 7'10")

Double glazed window to the front elevation, double panelled radiator.

### Shower Room

1.9m x 1.3m (6'3" x 4'3")

Low flush WC, corner tiled shower, corner hand basin, fully tiled walls, vinyl flooring, double glazed window to the rear elevation, single panelled radiator with fitted towel rail and high ceiling.

## Outside

### To The Front

The property is approached via a driveway leading to the rear of the property and providing 'off road' parking for several vehicles. Good sized garden to the front which is mainly laid to lawn bounded by stone wall and steps leading to further lawned area.

### To The Rear

To the rear you will find further off road parking with gravelled yard providing access into the rear of the property and into car port with Tack Room attached. Gravel continues to further yard space with access to









# Ffordd Y Blaenau, Treuddyn

barn, stables and paddock. Oil tank to the rear with clothes drying area, bin storage area and small raised garden area.

Small dwarf wall with trees divides top drive area from bottom yard area, with driveway allowing access to large area with ample parking for caravan, horse trailer/horse box.

## Car Port

5.1m x 4.9m (16'9" x 16'1")

Open stone and block car port with light and power.

## Tack Room

4.8m x 2.5m (15'9" x 8'2")

Secure tack room with power and lighting with ample space for equipment store/ feed area and rug store.

## Barn

18.2m x 10.2 (59'9" x 33'6")

Large Barn with potential to convert to extra stables/car workshop etc. High ceiling and well ventilated with power, lighting and water. Previously used for winter turn out while paddock was rested. Currently used as car workshop and wood chopping area. Sliding door leads through to stable area at the rear. Septic tank is located next to the barn.

## Stables

13.8m x 5.7m (45'3" x 18'8")

Large stable area housing 3 stables including stallion stable, large stable previously used for mare and foal and smaller stable which could be used for equipment store/feed area/rug store. Water and lighting with walkway leading to secure paddock at the rear. Paddock can be accessed from the right hand side of the large barn without having to go through the barn or stable area. Fantastic hacking on the doorstep.

## Council Tax Band G

## Viewings

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.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

## To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

## Mortgage Advice

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.

## Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## 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.

## Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## 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 Lisa Roberts to visit your property to give you an up to date market valuation free of charge with no obligation.

## Opening Hours

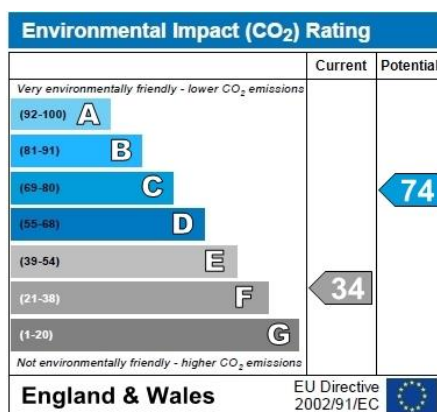
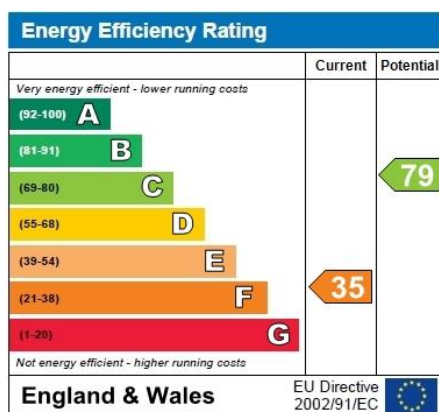
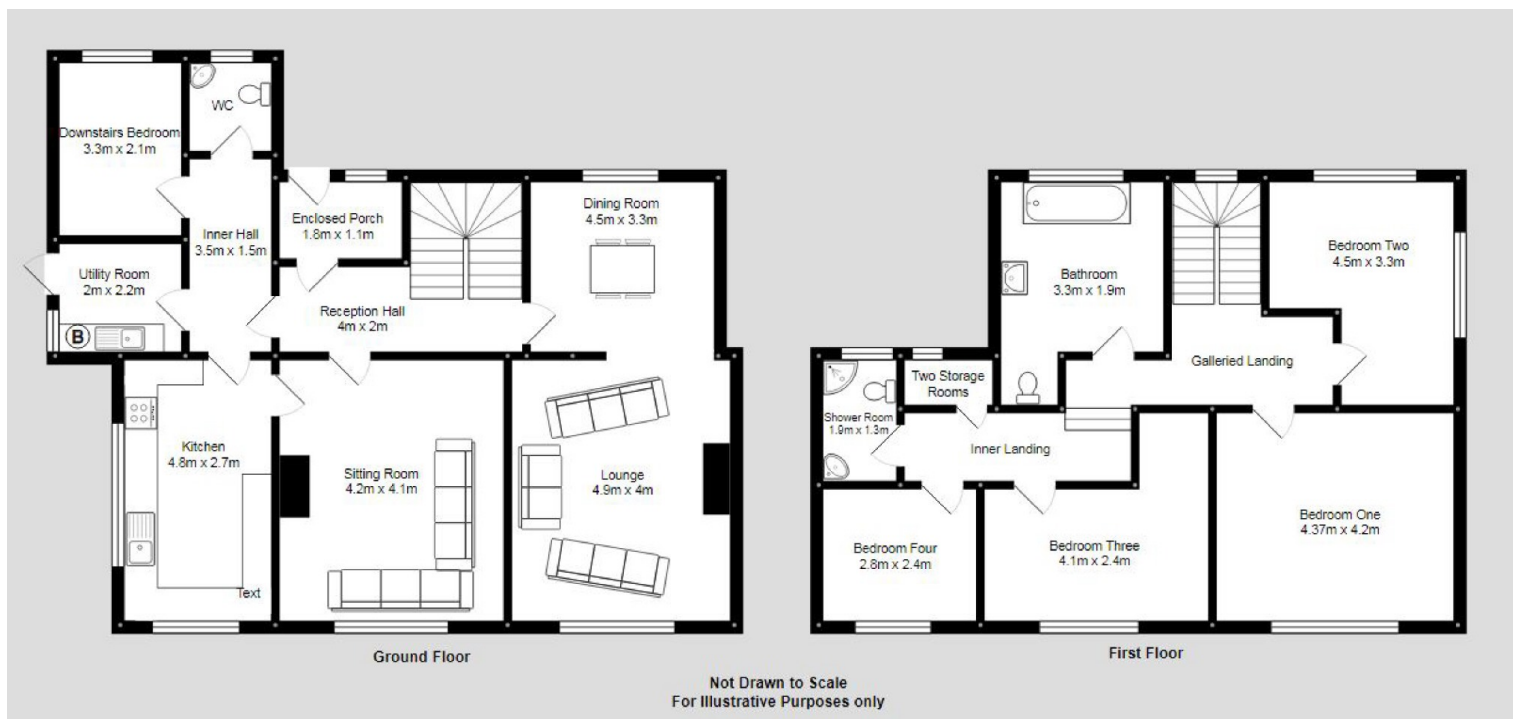
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





**FLINT - FFLINT**  
 Sales Office: 52 Church Street  
 Flint, Flintshire CH6 5AE  
 Tel: 01352 762300  
 Email: flint@reidandroberts.com

**FLINT - FFLINT**  
 Lettings Office: 54 Church Street  
 Flint, Flintshire CH6 5AE  
 Tel: 01352 763300  
 Email: lettings@reidandroberts.com

**HOLYWELL - TREFFYNNON**  
 10 High Street, Holywell, Flintshire CH8 7LH  
 Tel: 01352 711170  
 Fax: 01352 715680  
 Email: holywell@reidandroberts.com

**MOLD - YR WYDDGRUG**  
 4 Chester Street, Mold, Flintshire CH7 1EG  
 Tel: 01352 700070  
 Fax: 01352 700091  
 Email: mold@reidandroberts.com