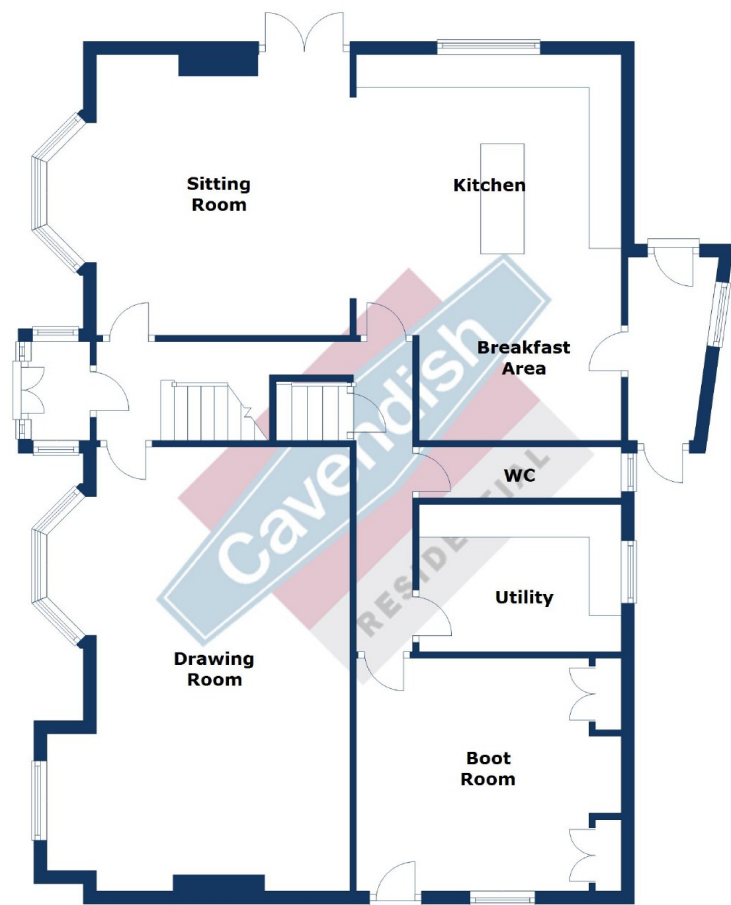
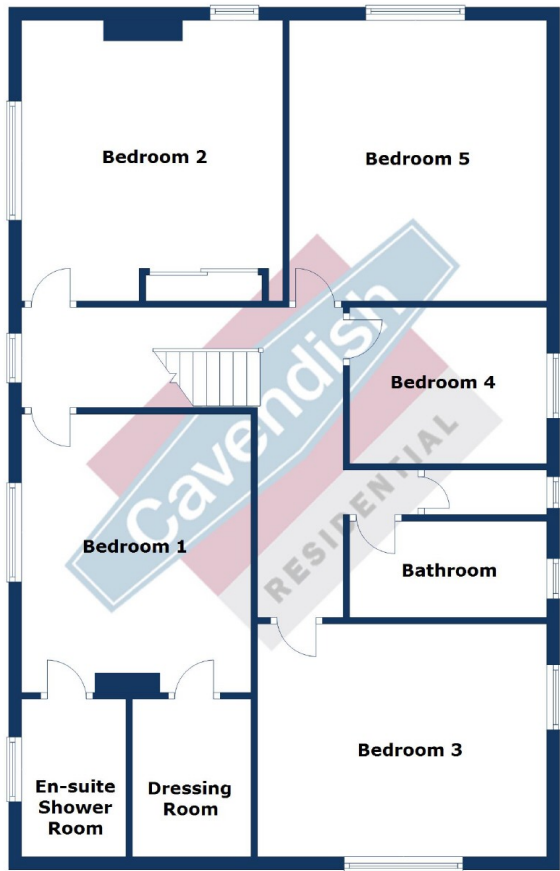


Ground Floor



First Floor

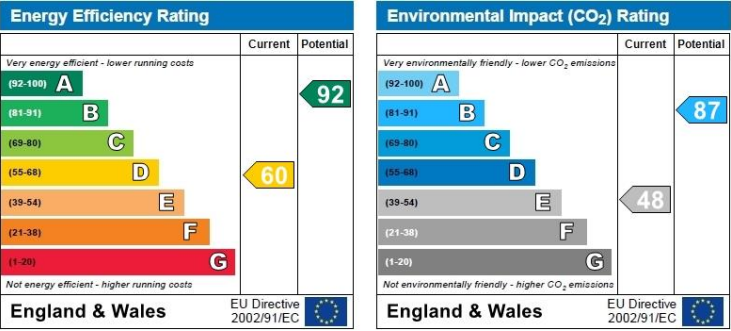


NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



Cavendish

RESIDENTIAL

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Fron Haul, Denbigh Road

Mold, Flintshire CH7 1BL

Price

£499,000

An elegant late Georgian five bedroom detached house, set in a conservation area, newly renovated and refurbished to provide a large and adaptable family home set within splendid mature gardens of about 0.5 acre with two driveways and garage, located only a short distance from St Mary's Church and the Bailey Hill to the upper part of Mold High Street. The property provides porch, reception hall, inner hall with cloakroom, splendid 25' x 17' drawing room, sitting room, luxury bespoke fitted kitchen / breakfast room, inner hall with cloakroom, utility room, boot room; first floor landing, master bedroom with dressing room and en-suite, four further double bedrooms and bathroom. Delightful, mature south facing gardens with parking and garage. INSPECTION HIGHLY RECOMMENDED.

LOCATION

Mold is a thriving market town situated close to the A55/A494 road networks enabling ease of access towards Chester, Wrexham, Merseyside and beyond. There is a wide range of shopping facilities together with primary and secondary schools and leisure facilities.

This imposing house is one of the oldest residences in Mold, possibly dating in part from the early 18th Century. The south facing gardens are a particular feature having been landscaped in the mid 20th Century - they have been carefully restored by the owners and provide a variety of mature shrubberies and trees, to include Yew, together with lawns and kitchen garden.



THE ACCOMMODATION COMPRISES:

Out-built Georgian porch with twin glazed doors in, ceramic tiled floor and panelled and glazed door leading to:

FINE CENTRAL HALL

4.62m x 1.83m (15'2" x 6'0")

With staircase rising off, herringbone wood block floor and panelled radiator.



DRAWING ROOM

7.77m x 3.99m (25'6" x 13'1")

An elegant and well lit room with a wide splay bay $\frac{3}{4}$ depth Georgian window and further square bay adjoining, both enjoying a pleasing aspect over the private and southerly facing garden. Fine stone fireplace with hearth and enclosed coal effect living flame gas fire, tv point, herringbone oak block floor, fitted book shelving and panelled radiator.



Beyond is a lower lawned garden with winding pathways extending to a lower kitchen garden with fruit trees and greenhouse.



The house benefits from a secondary entrance off Shire View with gated entrance to a parking area and a detached single garage with adjoining garden store room and former closet.

COUNCIL TAX

Flintshire County Council - Council Tax Band H.

DIRECTIONS

From the Agent's Mold Office proceed along the High Street, through the traffic lights and past the Parish Church. On reaching the Bailey Hill bear right and continue for some 50 yards whereupon the rear elevation of Fron Haul and driveway will be found on the right hand side.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF



SITTING ROOM

3.99m x 4.09m (13'1" x 13'5")

Deep splay bay Georgian window to the front elevation. Twin glazed doors opening to the westerly facing garden, oak boarded floor, tv point and panelled radiator. Archway through to kitchen.



KITCHEN/DINING ROOM

4.47m x 3.84m + 3.68m x 3.10m (14'8" x 12'7" + 12'1" x 10'2")

Luxury fitted, refurbished with an extensive range of bespoke furniture with an sage green coloured finish to door and drawer fronts with contrasting white quartz composite style working surfaces to include inset 1½ bowl sink, glazed display cabinet with shelving and concealed lighting, a Panasonic induction hob within a black granite surround with upstand and extractor hood over, built-in Panasonic double oven, integrated dishwasher and space for American fridge freezer with water point. Central

dais in contrasting oak with a large white quartz composite style top incorporating breakfast bar, drawers and cupboards. Ceiling downlighters, double glazed window with westerly aspect ceramic tiled floor and electric under floor heating.



REAR HALL

0.99m x 3.12m (3'3" x 10'3")

With doors leading out. Matching flooring and panelled radiator.

INNER HALL

Enclosed under stairs cupboard, red tiled floor and panelled radiator.

CELLARS

Approached via stone steps leading down off the inner hall. It provides two original brick arched room providing very useful storage.

CLOAKROOM

3.23m x 1.47m (10'7" x 4'10")

Refurbished with a contemporary suite with fitted cabinet with wash basin and wc. Panelled radiator.

UTILITY ROOM

3.07m x 2.49m (10'1" x 8'2")

Fitted base and wall units with a wood grain effect finish and contrasting working surfaces. Inset single drainer sink, plumbing for washing machine and a Worcester gas fired condensing boiler. Panelled radiator.

SIDE HALL/BOOT ROOM

3.96m x 3.58m (13'0" x 11'9")

With double glazed window and door out. Fitted dresser style unit providing storage and coat hooks, and two further double door cupboards to alcove. Red tiled floor and panelled radiator.



FIRST FLOOR LANDING

Walk-in linen cupboard with radiator.



BEDROOM ONE

4.88m x 4.04m (16'0" x 13'3")

Leaded window with aspect over the garden and panelled radiator.



WALK-IN WARDROBE

EN SUITE

2.54m x 1.78m (8'4" x 5'10")

White suite comprising low level shower cubicle with glazed screen and high output shower, pedestal wash basin and wc, ceiling downlighters and radiator.

BEDROOM TWO

4.01m x 4.01m (13'2" x 13'2")

Dual aspect with leaded window to front and further window to the western gable. Out-built sliding door wardrobe and panelled radiator.



BEDROOM THREE

4.42m x 4.27m (14'6" x 14'0")

Double glazed window to the side and further window to the rear. Partially vaulted ceiling and two panelled radiators.



BEDROOM FOUR

3.91m x 3.99m (12'10" x 13'1")

Single glazed window with westerly aspect and panelled radiator.

BEDROOM FIVE

3.43m x 2.92m (11'3" x 9'7")

With panelled radiator.

FAMILY BATHROOM

3.23m x 2.49m (10'7" x 8'2")

White suite comprising shaped bath, separate walk-in cubicle with valve, pedestal wash basin and wc. Ceiling downlighters and a chrome towel radiator.



OUTSIDE

The property stands within grounds of about 0.5 acre. There is a wide gated entrance to the tarmac hardstanding providing parking and turning area. The gardens are a particular feature of the house as they have been sympathetically landscaped over many years to provide interest and colour throughout the seasons and a high degree of privacy with many mature shrubs and trees. There is a wide brick paved patio, which extends the width of the front elevation and thereafter extends round to the western side where there is a further patio adjoining the family room and kitchen, a shaped lawn and established borders with brick pergola with clematis.

