

Cavendish

RESIDENTIAL

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Cae Eithin

Lixwm,
Holywell, Flintshire CH8 8NB

Price
£425,000

***EXCEPTIONAL DETACHED FAMILY HOUSE *BEAUTIFUL RURAL ASPECT *GENEROUS ACCOMMODATION.** A very spacious four/five bedroom modern detached family house with conservatory and double garage forming part of a small select village development, with beautiful uninterrupted views across surrounding fields towards the Clwydian Hills. Designed to a spacious plan extending to approximately 2200 sqft with principal rooms taking full advantage of the setting and views, there is ample off-road parking for several cars, whilst to the rear is a good sized garden with patio. The accommodation, with solid oak and tiled floors to the ground floor, comprises reception hall, a spacious lounge with feature fireplace, separate dining room, a well fitted kitchen with adjoining conservatory, a large utility room with a cloakroom/wc, ground floor fifth bedroom/optional study with en-suite, gallery style landing, master bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms and family bathroom.

www.cavendishresidential.com

LOCATION

Lixwm is a popular rural village standing approximately 7 miles from Mold and 3 miles from Holywell both of which provide an excellent range of facilities catering for most daily requirements. There is a popular primary school and inn to the village centre, and the area has excellent walking and cycling routes, and horse riding facilities. The A55 expressway is within 3 miles enabling ease of access towards Chester, Deeside and motorway network beyond, and both Liverpool and Manchester Airports are within an hours drive. The area also has highly regarded state and independent schools, to include The Mold Alun, St Brigid's and Myddleton College in Denbigh, and The King's and The Queen's Schools in Chester (19 miles). A direct train line to London (Euston) from Chester takes approximately 2 hours.



THE ACCOMMODATION COMPRISES:

A deep covered front entrance with light and dark wood effect UPVC panelled door with double glazed side screen to spacious reception hall.

RECEPTION HALL

4.80m x 3.00m (15'9" x 9'10")

Spindled staircase to the first floor, oak flooring, coved ceiling, alarm control panel and radiator. Door to lounge.



LOUNGE

7.67m x 3.89m (25'2" x 12'9")

A well proportioned room with double glazed window to the front and matching French doors to the patio and with views across open countryside. Polished stone fireplace and hearth with open grate, coved ceiling, wall light point, oak flooring, tv aerial point and two radiators.



DINING ROOM

3.89m maximum x 3.91m (12'9" maximum x 12'10")

Wide double glazed bay window to the rear with open aspect, coved ceiling, oak flooring and radiator.



KITCHEN

4.78m x 3.78m (15'8" x 12'5")

Fitted with an extensive range of beech style fronted base and wall units extending to two sides with contrasting black granite worktops with inset Franke stainless steel sink unit with preparation bowl, mixer tap and tiled splashback. Integrated appliances comprising electric hob, double electric oven and cooker hood. Void for dishwasher and American style fridge freezer. Tiled floor, recessed lighting, radiator, double glazed window and wide opening to conservatory.



CONSERVATORY

3.91m x 3.81m (12'10" x 12'6")

A splendid room taking full advantage of the setting with double glazed windows and French doors to the adjoining patio. Pitched polycarbonate roof covering, a continuation of the tiled floor from the kitchen, wall light points and two radiators.



UTILITY ROOM

4.01m x 2.67m (13'2" x 8'9")

A large utility room with a range of fitted base, wall and tall cupboards providing extensive storage and with void and plumbing for washing machine and tumble dryer. Tiled floor, radiator, double glazed window with extractor fan and UPVC double glazed exterior door.

CLOAKROOM/WC

1.73m x 1.30m (5'8" x 4'3")

Fitted with a white suite comprising low flush wc and pedestal wash basin with splashback. Tiled floor, radiator and double glazed window.

BEDROOM FIVE/STUDY

4.09m x 2.51m plus recess (13'5" x 8'3" plus recess)

Double glazed window, oak flooring, a high ceiling and two radiators. Door to en suite.



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EN SUITE

1.91m x 1.30m (6'3" x 4'3")

Well appointed with a modern contemporary style suite comprising large tiled shower enclosure with sliding screen and a mains chrome shower valve, feature recess shelving, wash basin with mixer tap and wc. Attractive fully tiled walls, a large wall mirror, chrome towel radiator and oak flooring.



FIRST FLOOR LANDING

A spacious landing with Velux double glazed roof light, loft access, radiator and two deep built-in storage cupboards.

BEDROOM ONE

4.85m x 3.18m extending to 3.81m into wardrobes (15'11" x 10'5" extending to 12'6" into wardrobes)

Quality range of fitted wardrobe units extending the full length of one wall comprising four double robes with hanging rails and shelving, chest of drawers and cabinet for a tv. Double glazed window to the rear with beautiful view across to the Clwydian Hills. Radiator.



EN-SUITE

2.41m maximum x 2.03m (7'11" maximum x 6'8")

Fitted with a white suite comprising large tiled shower enclosure with sliding screen and mains shower valve, pedestal wash basin with mixer tap and low level wc. Half tiled walls, radiator, extractor fan, double glazed window and useful built-in cupboard.



BEDROOM TWO

3.86m x 3.71m (12'8" x 12'2")

Double glazed window to the rear with views, two built-in double wardrobes, tv aerial point and radiator.



BEDROOM THREE

3.91m x 3.12m (12'10" x 10'3")

Double glazed window to the rear with views and radiator.

BEDROOM FOUR

3.15m x 2.97m (10'4" x 9'9")

A double sized room with double glazed window and radiator.

FAMILY BATHROOM

2.82m x 2.67m (9'3" x 8'9")

Well appointed four piece suite comprising panelled bath with mixer tap, separate tiled shower enclosure with mains shower valve, circular wash basin with cabinet beneath and low flush wc. Tiled walls, radiator, recessed lighting, double glazed dormer window and extractor fan.



OUTSIDE

To the front there is a wide tarmac drive which extends to the side of the garage and provides parking for several vehicles.

FRONT GARDEN

Open plan front lawn garden with flagged pathways leading to the front door with outside security light. A gate to the side of the garage leads through to the rear garden.



GARAGE

5.69m x 2.57m (18'8" x 8'5")

Double garage with twin up and over doors, double glazed side door, oil fired central heating boiler and power and light installed.

REAR GARDEN

A fully enclosed side and rear lawn garden which borders onto a field and enjoys far reaching views over the surrounding countryside and across to the hills. There is a wide paved patio area extending across the rear elevation with stocked borders, outside security light, outside tap and oil tank. There is also a number of established fruit trees.



COUNCIL TAX BAND

Flintshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Mold Office proceed up the High Street to the traffic lights turning right onto King Street, at the roundabout then take the first exit onto the Denbigh Road (A541). Proceed through the villages of Rhydymwyn, Hendre and upon passing the exit for Nannerch take the next turning right signposted for Lixwm. Continue up the hill and through the village and after the Crown Inn on the right hand side, turn left (before reaching open countryside) into Cae Eithin.

VIEWING

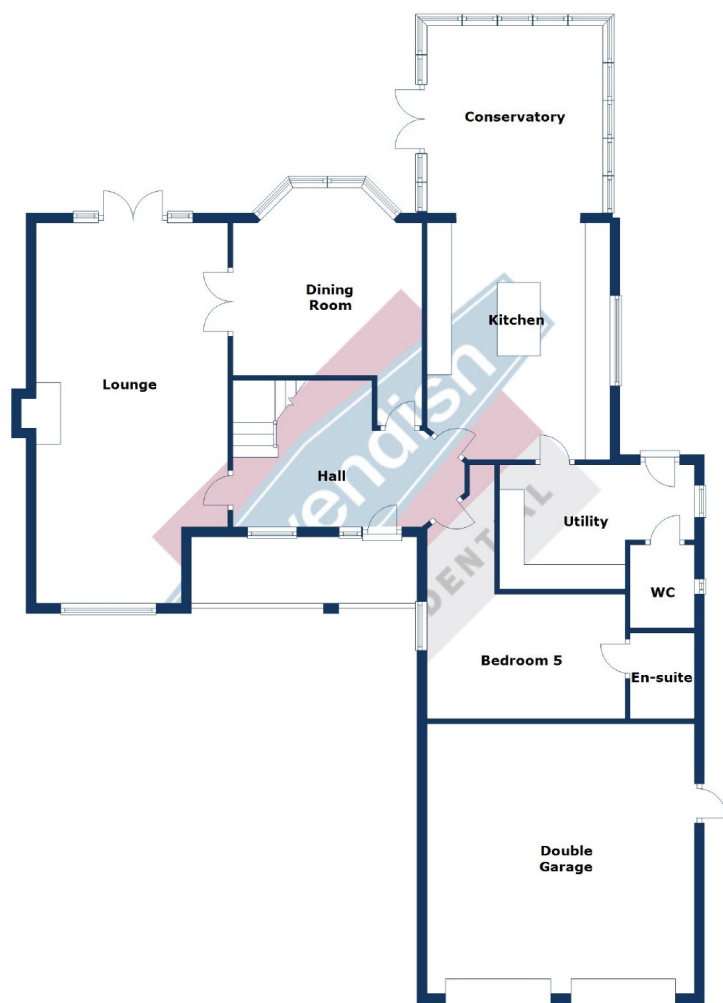
By appointment through the Agent's Mold Office 01352 751515.

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

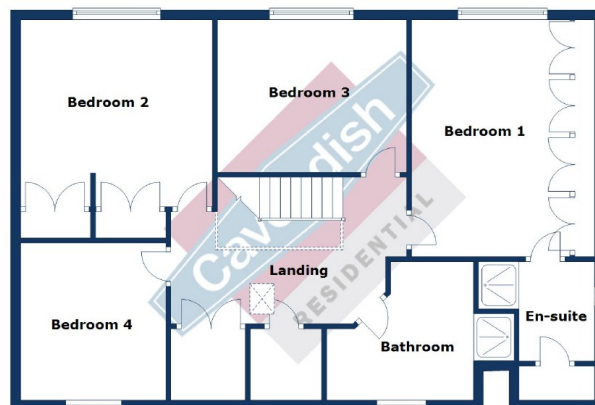
DCW/CC



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.

