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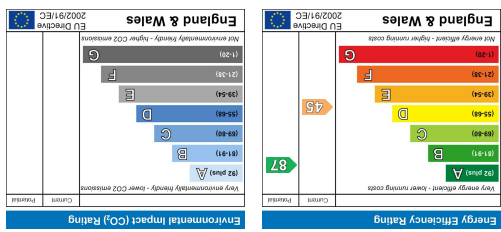
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**Wael Nannerch**  
Aerial, ground internal, floor area with external ground floor area 1734 sqm. Ground floor area with external ground floor area 1734 sqm. Ground floor area with external ground floor area 1734 sqm.



**FFORDD Y WAEN, NANNERCH**

**£750,000**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

SET IN APPROXIMATELY 3.6 ACRES | FOUR BEDROOM DETACHED | PADDOCKS & STABLES.

A charming detached country property with stables and land extending in total to approximately 3.6 acres, located in an idyllic rural setting about half a mile from the noted village of Nannerch, a Designated Area of Outstanding Natural Beauty, some 7 miles west of Mold.

Capel Y Waun was originally a Welsh Independent Chapel dating back to 1806 and has been sympathetically extended to provide a spacious four bedroom family home with three reception rooms, conservatory, a spacious kitchen/ family room, downstairs W.C., master bedroom with modern En-suite shower room and study landing.

Outside there is ample off-road parking, a large informal garden with superb decked patio and summer house taking advantage of the setting and views, as well as a modern detached double garage with utility area and large games room above.

Adjoining grazing land divided into four paddocks ideal for horses with separate vehicular access onto the adopted lane. Three stables with tack room and store. Oil fired heating and Everest double glazing.

**Accommodation Comprises:**

Step up to, Upvc door with double glazed units, opens into:

**Entrance Hall:**

9'8" x 4'5" (2.97m x 1.37m)

Stone flooring, contemporary radiator, built-in cloaks cupboard. Internal door through to the Lounge and feature oak glazed inner door with full length panels to either side to spacious kitchen/ family room.

**Lounge:**

23'11" x 15'3" (7.29m x 4.67m)

A spacious and well lit room with double glazed windows overlooking the drive, gardens and paddock together with matching French doors to the adjoining patio. Recessed tiled fireplace with oak surround, raised hearth and Charnwood multi-fuel stove, wall light points, TV aerial point and contemporary radiator.

**Kitchen/ Family Room:**

20'11" x 13'8" (6.38m x 4.17m)

A large open-plan room fitted with a comprehensive range of oak fronted wall and base units extending to three sides with contrasting granite worktops incorporating a breakfast bar and matching island unit. Glazed display cabinet, wine rack, tiled splash-back, under cupboard lighting and inset style Franke sink unit, preparation bowl and mixer tap. Recess housing an Alpha oil fired range with two hotplates, two ovens and boiler serving the heating and domestic hot water systems. Double glazed window overlooking the side garden and a continuation of the stone flooring with zoned underfloor electric heating, contemporary style radiator, coved ceiling with recessed lighting and integrated appliances to include a fridge and a Miele dishwasher.

**Inner Hall:**

Oak spindled staircase to the first floor, continuation of the stone flooring with zoned underfloor electric heating, contemporary tall radiator, wall light point, full length glazed door to the Conservatory and hardwood panelled door leading through to the Lounge and sitting room.

**Conservatory:**

13'3" x 11'3" (4.04m x 3.43m)

Built on a low plinth with Upvc double glazed units to three sides and matching French doors to the patio. Pitched polycarbonate type roof covering, tiled floor, feature stone walling and two radiators.

**Snug:**

10'2" x 12'0" (3.12m x 3.68m)

Exposed stone recessed fire place with slate hearth with space for fire, built-in bookcase, oak flooring, panelled radiator, Upvc double glazed window to the side elevation, wooden stable door leading to the side garden.



**Rear Hallway:**

Accessed from the kitchen. Doors into:

**Downstairs W.C.**

Fitted with a modern white suite comprising; low flush WC, wash hand basin and mixer tap. Part tiled walls, stone floor, radiator and Upvc double glazed window.

**Dining Room:**

16'11" x 12'7" (5.18m x 3.86m)

Upvc Double glazed windows to two aspects, original twin exterior doors, electricity meter cupboard, two double panelled radiator, coved ceiling and recessed lights.

**First Floor Accommodation:**

A split-level landing with an office/ study area.

**Office/ Study Area:**

Double glazed dormer window to the front with views over the gardens and paddocks beyond, fitted Neville Johnson custom made desk unit with drawers and shelving, exposed beam and contemporary radiator.

**Bedroom One:**

15'8" x 15'3" (4.80m x 4.67m)

A light and spacious principal bedroom with double glazed windows to three aspects and views over the surrounding area, recessed lighting, two radiators and telephone point. Door into:

**En-suite Shower Room:**

11'5" x 8'2" (3.48m x 2.51m)

A large modern En-suite Shower Room with contemporary white suite comprising a large shower enclosure with full length screen with wall mounted rain shower, wash basin and mixer tap and W.C. with concealed cistern. Travertine tiled walls with inset shelving, tiled floor with electric underfloor heating, contemporary radiator, recessed lighting, extractor fan and Upvc double glazed window.

**Bedroom Two:**

14'4" x 13'5" (4.37m x 4.09m)

A large double bedroom with exposed beamed ceiling and wide Upvc double glazed dormer window to the front of the property overlooking the lane. Two further double glazed Velux roof lights, double built-in wardrobes, panelled radiator, wall light point and deep walk-in under eaves storage cupboard.

**Bedroom Three:**

13'5" x 12'9" extending to 13'8" (4.11m x 3.91m extending to 4.17m)

A double sized room with Upvc double glazed dormer window to the side elevation, exposed beams and feature stone walling and panelled radiator.

**Bedroom Four:**

12'0" x 8'0" (3.66m x 2.46m)

Upvc double glazed window with window seat overlooking the side garden, fitted cupboard and double panelled radiator.

**Family Bathroom:**

12'11" x 7'6" (3.94m x 2.29m)

Fitted with a four piece suite comprising: Tiled panelled bath, corner shower cubicle, vanity wash basin with wash basin with cupboard beneath and low flush WC. Part tiled walls, tiled floor, radiator, recessed lighting, towel rail, built-in storage cupboard and Upvc double glazed window.

**Outside:**

Splayed entrance with ranch style gate leads to a wide gravelled forecourt providing ample 'Off Road' parking and access to the detached Garage.

**Gardens:**

Gardens - Large informal lawn gardens extend to the side of the property divided into two parts with a Willow tree to the centre and gravelled pathways with pergola leading through to the large raised decked patio area with balustrade which takes full advantage of the setting and views over the valley. Large timber framed/clad hexagonal shaped Summer House. External taps on the house and garage.

