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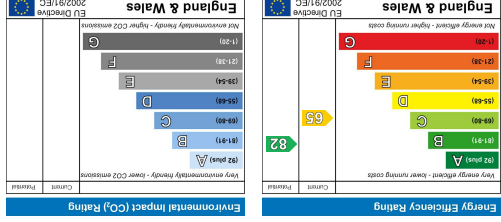
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, LLANERCH-Y-MOR

£845,000

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FORMER MILL | DATING BACK TO 1780 | SET IN APPROX 2 ACRE PLOT. Extensive Four Bedroom Detached House which has been renovated and modernised throughout by the current owners. Standing within informal gardens and woodland extending to approximately 2 acres with stream running through the grounds and pleasant views over the surrounding countryside.

The property affords versatile living accommodation to include: Entrance Porch, Hallway, Split-Level Lounge, Modern Kitchen/ Dining Room with Breakfast Bar and Wine Cellar, Utility Room, and Downstairs W.C. To the first floor you will find a Master Bedroom with Large Walk-in Dressing Room, Two Double Bedrooms with En-Suite Shower Rooms and Walk-in Dressing Rooms and a Luxury Five Piece Family Bathroom. To the second floor, you will find a large open plan space which is currently divided into an office space, cinema room and games room but could easily be made into separate rooms if a fourth, fifth or even sixth bedroom is required. All of the rooms come with their own thermostat to control the temperature to each individual's liking.

It occupies a private setting approached via long drive and includes a sunken patio area and two garages.

The Mill House occupies an attractive rural setting on the periphery of the village with open views in a southerly direction over the surrounding rolling countryside. The village is within half a mile of lower North Wales Coast Road enabling ease of access towards Flint and the new Dee Crossing ideal for those wishing to commute towards Chester, Manchester, Liverpool and the motorway network.

The property benefits from a 3.75kW solar array fitted to the roof and a programmable 8.2kW Powervault storage battery which can be charged either overnight on a cheaper electricity tariff or during the day via the solar array or both. The property also has a programmable Mastertherm ground source heat pump which provides heating and hot water, with each room having its own individual thermostat.

Accommodation Comprises:

Steps up, with wooden and glazed door opening into:

Entrance Porch:

Protecting the entrance is a WIFI controlled dead lock and a ring doorbell. Dwarf wall with timber and glazed units, tiled floor, composite door opens into:

Entrance Hallway:

Porcelain tiled floor which leads into the kitchen/ dining room. Panelled radiator, smoke alarm, wall mounted alarm panel, heating controls, recessed down light, stairs with inset wall lighting lead up to the first floor accommodation. Door into lounge.

Split-Level Lounge:

Feature brick inglenook fire place housing a multi fuel stove with slate hearth and wooden mantle over, three Upvc double glazed windows to the rear elevation, recessed lights, recessed shelving, panelled radiator, door into kitchen/ dining room, stairs down to the second part of the split-level lounge where you will find a large feature Upvc double glazed window to the front elevation, heating controls, panelled radiator, recessed lighting and Upvc double glazed French doors which open to the front garden and patio area.



Kitchen/ Dining Room with Breakfast Bar:

Modern kitchen housing a range of wall and base units offering ample storage with white granite worktops, black ceramic five oven electric AGA with two hobs and warming plate, with wooden and decorative extractor hood over, one and a half bowl sink unit and drainer with Insinkerator food waste disposal unit and hot/ cold mixer tap with Perrin & Rowe boiling water swan neck mixer tap over, void and plumbing for American style fridge/ freezer with plumbing, breakfast bar, integral dishwasher, heating controls, recessed down lights, space for 8 seater dining table, feature semi-circular Upvc double glazed window to the side elevation, Upvc double glazed window to the front elevation, Upvc double glazed French doors open to the front garden. Doors give access to the utility room and downstairs W.C.

There is a water filtration system situated in kitchen under the island which feeds filtered water throughout the whole house including the showers and taps.

There is a glazed glass floor panel looking down into the wine cellar and a hinged glazed access hatch opens to spiral staircase which leads down to the wine cellar.

Wine Cellar:

Ceramic tiled floor, light and power, decorative 'mill wheel' wine rack.

Utility Room:

Base units with black granite worktops with void and plumbing below for washing machine and tumble dryer, space for additional fridge, Upvc double glazed window to the rear elevation, recessed inset shelving, recessed down lights, ceramic floor tiles.

Downstairs W.C.:

Two piece suite comprising: Low flush W.C., wall mounted sink and vanity unit with taps over, ceramic floor tiles, partially ceramic tiled walls.

First Floor Accommodation:

Landing:

Panelled radiator, recessed book shelves, inset wall lights, recessed ceiling down lights, heating controls, smoke alarm. Further stairs case leads to the second floor accommodation, doors into:

Master Bedroom:

Large master bedroom with adjoining walk-in dressing room.

Space for super king size bed, Upvc double glazed window to the front elevation, panelled radiator, television point, heating controls, inset shelving with down lights, recessed ceiling lights, CCTV control centre opens into:

Walk-in Dressing Room:

Nine fitted wardrobes with hanging rail and shelving with over-head storage space, matching dressing table with drawers and space for additional drawer units. Upvc double glazed window to the side and rear elevation, panelled radiator, recessed ceiling lights.

Bedroom Two:

Built-in cupboards into the chimney alcove, recessed down lights, panelled radiator, television point, heating controls, Upvc double glazed window to the front elevation, opens into:

Walk-in Dressing Room:

Built-in wardrobe with hanging rail and shelving with a partial mirrored sliding door, Upvc double glazed window to the front elevation, door into:

En-suite Shower Room:

Three piece suite comprising: Corner shower cubicle with wall mounted shower and glazed sliding door, low flush W.C., sink and vanity unit with mixer tap over, heated chrome towel rail, shaver point, fully tiled walls and floor, Upvc double glazed frosted window to the side elevation.

Bedroom Three:

Panelled radiator, recessed ceiling down lights, television point, heating controls, Upvc double glazed window to the rear elevation.

Doors into:

