CEFN ROAD | CILCAIN | MOLD | CH7 5HR | £750,000

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

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A substantial and imposing detached stone farmhouse within a beautiful rural yet accessible location with breathtaking open views. Tastefully renovated living space, which is appointed and presented to a very high standard throughout and must be viewed. Three Reception Rooms, five Bedrooms, three Bathrooms, Kitchen, Utility, Cloak Room, impressive Entrance Hall. Detached Double Garage, ample vehicular parking, beautiful landscape grounds and land extending to 3.4 acres or thereabouts. The Land at Ty Uchaf is divided into 3 separate paddocks all having access to bridle paths. This stunning farmhouse which is believed to date back in part to 1650 is situated at the heart of the village and within an area of outstanding natural beauty. The property is surrounded by breathtaking views of the Clwydian Range, Moel Famau the highest hill in the range which attracts thousands of walkers and ramblers year after year and the famous Offa's Dyke Path walk is just a short distance away.

Ty Uchaf Farmhouse, Cefn Road
Cilcain, Mold, CH7 5HR

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The village has all essential amenities including a convenience store, Church Chapel, Village Hall and primary school. The shop holds regular social events such as wine tasting evenings. It also provides a wide range of locally sourced ingredients and has a fantastic little cafe. It also has a very attractive, cosy pub. Theatre Clwyd in Mold is just a short car journey away.

Cilcain is a sought after village which hosts many events for the locals such as fitness classes, breakfast clubs, craft groups coffee mornings and much more including a bowling club and a choir. There is also a weekly cafe in the Village Hall selling home made cakes and drinks with the proceeds going to various charities ran on a voluntary basis by the community and is very well attended and provides a great meeting place for all.

Situated at the head of a sweeping driveway within an elevated position and amidst its own beautifully landscaped grounds, Ty Uchaf Farmhouse is an imposing solid stone built farmhouse, which enjoys what can only be described as breathtaking views over undulating wooded countryside. This peaceful rural setting benefits from abundant birdlife and wildlife and offers the prospective buyer the chance to walk and/or hack out from the property, amidst its beautiful immediate environment. An area of outstanding natural beauty, the sale of this property offers buyers the chance to live in an area many would visit as a weekend or holiday treat.

Comprehensively improved, altered and extended in 2008, the house provides generously proportioned living space which lends itself well to family occupation. Considerable capital expenditure has been exhausted in its high quality refurbishment and an internal inspection is highly recommended to appreciate the quality of finish and level of appointment and presentation throughout. Many of the original beamed ceilings remain, there is feature exposed stonework, an impressive inglenook fireplace which the current owners have complimented with high quality aged oak flooring, oak windows with shutters, beautiful handmade internal doors and wardrobe doors with period ironmongery. A fully appointed Artisan/freestanding style...
Fired Earth Kitchen is in place with a similar level of high quality appointment evident in the three Bathrooms.

In brief the accommodation includes a stunning Reception Hall with inglenook fireplace, large formal Sitting Room, separate Dining Room, separate Family Room, Inner Hall, kitchen, Utility and Cloak Room plus Master Bedroom with En-Suite Bathroom, Guest Bedroom with En-Suite Bathroom, three further Bedrooms and a substantial and beautifully appointed House Bathroom with separate shower.

In all, possibly the best example of a large historic (origins to 1650) farmhouse to come to the market in recent times. Viewing is a must.

In detail the accommodation comprises:

GROUND FLOOR

PORCH
With handmade oak windows on two elevations, solid handmade oak entrance door with bespoke ironmongery, tiled floor and solid oak internal door to

RECEPTION HALL
15’2” x 14’9” (overall)
Slate flooring, radiator in bespoke oak cover, double glazed window with handmade oak shutters, impressive feature fully exposed inglenook fireplace with rustic oak Bressummer plus slate hearth and inset log burner, exposed feature stonework and bread oven. Feature exposed oak beamed ceiling, four wall light points and telephone point.

SITTING ROOM
22’7” x 15’2” (overall)
Beautiful solid oak handmade flooring, two radiators in bespoke oak covers, double glazed windows with handmade oak shutters, solid oak double glazed double doors leading out to the garden, feature beamed ceiling, 4 wall light points, television aerial point, telephone point and attractive inset exposed stone fireplace with stone mantel, slate hearth and cast iron log burning stove.

DINING ROOM
16’7”x 13’1” (overall and including staircase)
Radiator in bespoke oak cover, double glazed solid oak window with handmade oak shutters. Feature dressed stone fire surround with stone hearth and inset cast iron LPG log effect stove. Oak shelving to left and right hand chimney breast recesses, telephone point, television aerial point, radiator in bespoke oak cover, beautiful solid oak handmade flooring, cottage style braced door with bespoke ironmongery to outside and a gorgeous handmade reproduction solid oak (Tudor influenced) turned staircase rising to the First Floor.

INNER HALL
With radiator, three wall light points, part pitched ceiling with double glazed roof light, slate flooring, handmade solid oak fitted storage cupboard, plus further oak fronted cupboard housing electricity.
consumer unit and built in oak fronted crockery cupboard with shelving. Attractive handmade solid oak stable door with bespoke ironmongery to outside. Door to

CLOAKROOM  
Period style Sanitan suite comprising low level wc, pedestal wash basin with period style mixer tap. Radiator, slate flooring, double glazed oak window, two wall light points, access to loft space and fitted coat hooks.

UTILITY  
7’10” x 4’8”  
Fitted storage cupboards, double glazed oak window, porcelain sink with adjacent drainer and tiled surrounds, space and plumbing connections for an automatic washing machine, plus space for tumble dryer, freestanding oil fired central heating boiler.

BREAKFAST KITCHEN  
16’8” x 15’3”  
The Kitchen is fitted with an extensive range of freestanding style units comprising base cupboards with drawers, fitted basket storage unit, solid oak working surfaces with Delft tiled surrounds, porcelain sink with period style taps, space and plumbing connections for a dishwasher, slate flooring, ample space for dining table and chairs, feature exposed oak beamed ceiling, two oak double glazed windows with handmade shutters, television aerial point, telephone point, Delft tiled illuminated recess with four oven oil fired aga. Space and connections for a further Range style cooker (electric) two matching (one hand painted) exposed oak pantry/housekeepers style cupboards. Fitted oak plate rack. Further shelving, space for tall refrigerator and solid oak internal door to

FAMILY ROOM  
17’5” x 13’  
Feature exposed oak beamed ceiling, stone flooring, wall light point, television aerial point, telephone point, attractive dressed stone fireplace with stone hearth and inset LPG cast iron stove. Almost full width oak framing to one wall with double glazed panels providing excellent levels of natural light in a pleasant outlook, with central double glazed double oak doors leading to outside. Matching oak framed double glazed units to rear. Second oak staircase rising to the First Floor. Feature spotlighting.

FIRST FLOOR LANDING (from staircase in Dining Room).  
Radiator and large walk in airing cupboard housing lagged hot water cylinder.

BEDROOM ONE  
15’5” x 14’1” (overall and including En-Suite)  
A spacious L shaped room. Four wall light points, double glazed oak windows with handmade oak shutters to front, providing beautiful rural views. Handmade oak fronted built in wardrobe providing both hanging and storage space. Telephone point, television aerial point and door to
EN-SUITE BATHROOM
Beautifully tiled with marble tiling and fitted with a white three piece suite, comprising bath with period style mixer tap and period style shower, plus shower screen. Sanitan low level wc and matching Sanitan wash basin with mixer tap. Two wall light points, fixed wall mirror, radiator/heated towel rail, tiled floor and extractor fan.

BEDROOM TWO
11’6” x 10’10”
Two wall light points, double glazed oak window with handmade oak shutters enjoying beautiful rural views to front. Matching twin built in storage cupboards with handmade oak doors. Radiator.

BEDROOM THREE
15’4” x 11’5”
With radiator, feature exposed roof truss, mullion window with inset oak double glazed units, enjoying attractive views, plus deep oak window sill. Double glazed oak window with handmade oak shutters enjoying beautiful rural views to front. Built in wardrobe providing excellent hanging and storage space with handmade oak doors.

BEDROOM FOUR
13’1” x 11’2”
With radiator, double glazed oak window with handmade oak shutters enjoying far reaching rural views. Two wall light points, radiator and built in wardrobe providing excellent hanging and storage space with handmade oak doors. Telephone point.

BATHROOM
Spacious split level bathroom with tiled floor and partly tiled walls. The Bathroom is fitted with a period style suite comprising roll top bath on ball and claw feet with Victorian style shower attachment, high level Sanitan wc, matching bidet and matching ornate wash hand basin on a stylish chrome frame, with period style mixer tap. Two wall points, fixed wall mirror, part exposed roof truss, double glazed oak window with oak handmade shutters and attractive far reaching rural views. Period style radiator/heated towel rail, tiled shower enclosure with period style thermostatic shower fitted. Extractor fan.

FIRST FLOOR GUEST BEDROOM (BEDROOM 5) (Accessed via a staircase in the Family Room
13’6” x 9’1” + deep recess
Period style radiator, telephone point, three wall light points, solid oak framed windows providing good levels of natural light and beautiful far reaching rural views. Twin built in wardrobes providing excellent hanging and storage space with handmade oak doors. Solid oak flooring and door to

EN-SUITE
Fitted Fired Earth white suite comprising bath with period style shower attachment and shower screen, wall hung chunky porcelain wash basin with period style mixer taps and low level wc. Chrome heated towel rail, tiled walls and floor, extractor fan, conservation roof light.
OUTSIDE

DETAILED DOUBLE GARAGE
19'8" x 16'4"
With twin solid oak double timber doors to front, useful overhead storage area, electric light and power plus a personal door to garden.

GARDENS/EXTERIOR

Ty Uchaf Farmhouse is approached along a sweeping driveway which has the provision for visitors parking on the left, prior to entering the graveled courtyard. The graveled courtyard provides a further hard standing/parking and turning space for several vehicles and leads to the detached double garage.

Worthy of particular mention are the mature gardens and land associated with the farmhouse. There are large sections of shaped lawn, hard landscaped/paved areas providing ample space for outdoor entertaining/furniture. Borders containing an abundant variety of shrubs, flowering plants, mature trees, ornamental shrubbery and hedging, with the remaining land made up of grass pastures suitable for the accommodation of livestock and particularly suitable for those who enjoy equestrian pursuits. There is a detailed ordnance extract showing the extent of the boundaries and the area in total.

From the land there are attractive walks amongst the adjacent beautiful countryside and an unusual benefit is the ability to hack out from the property on horseback.

SERVICES

Mains electricity and water are connected. Oil fired central heating, LPG tank serving gas fires in the house. Shared septic tank drainage. (None of the services have been tested. Wright Marshall can therefore provide no guarantee).

TENURE

The Tenure is understood to be freehold but this detail has not been confirmed from the Title Deeds. Vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents Chester office.

MARKETING APPRAISAL

"Thinking of Selling"? Established in 1861, Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

SURVEY & VALUATION
We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice and for full details on the different types of inspection available and for a specific quotation of costs please contact our Survey Department on 01244 317833, entirely without obligation.