



Bryn Sirol Church Lane Mold, Clwyd CH7 5DT

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Do you like the photos?? Well may be you would you like to view this home personally because, one of the best things about NewHome4U is, we OPEN 7 DAYS a WEEK and we're physically in the office 4U just so that you can view, "like no other estate agent in Mold"

The dream of perfection in most people's eyes is a cottage in the country with a lovely garden, cosy rooms, flagged floors with open fires and roses round the door. Well contrary to common belief, such a thing does exist and if you still don't believe me take a drive out to Gwernaffield and have a look at this one. Looking like the picture found on the lid of a box of high class chocolates this really does provide something special. Originally a cottage with the village bakery attached which was then combined into one dwelling it strikes the perfect balance between being cosy and too cosy for comfort. Here the rooms strike the perfect balance, offering enough room to feel genuinely spacious but while retaining the feel of a cottage. This feeling is further underlined by the stone floors and limited headroom of the doorways, which is not so severe as to produce problems so don't panic. It is also versatile, with what was the bakery to the rear providing an additional sitting room to cope with a growing family. Sounds good? It's better than that.

On a small lane beside the church in Gwernaffield we find this fairy-tale home. With a gravel driveway leading up past the side of the home offering generous off road parking, a central path bisects the front lawns with their colourful shrubs and bushes and leads to the solid wood front door. This opens into the hall with its period quarry stone tiled floor, before a glazed inner door allows us into the body of the home.

On the left is a door into the formal dining room, where the stone floor continues. On entering here your eye is immediately caught by the depth of the front facing window, stretching down to within a foot of the floor. This gives the illusion of being able to walk straight out into the garden, making the room feel far bigger than it actually is. A large chimney breast dominates one wall with an open fire, however this is rarely used as the room quickly becomes rather too warm.

At the head of the hall we turn right into the lounge. This is a delightful space, kept bright by a reprise of the deep front facing window from the dining room and a further window at the rear overlooking the garden. Originally two rooms, the front one features an open hearth but this is purely decorative, the chimney having been blocked off. The rear section features an impressive multi-fuel stove not only heating the room, but powering the central heating and providing hot water.

A door at the rear of the room opens into a small lobby, off which we find a downstairs cloakroom with hand basin, lavatory and walk-in shower. Also off here is what was originally the bakery but is now a bright and sunny secondary sitting room. With a sloping ceiling featuring exposed beams and containing two Velux roof lights this is a perfect venue as a teenage hideaway. Or perhaps for ageing teenagers to hide away from the real ones. A large set of French doors open onto the garden, making for an extremely pleasant place to relax as the sun goes down over the west facing garden and as a further enticement to youth, a ladder leads up to a small mezzanine area. This is large enough for a double mattress and bedside table and is inaccessible enough to make it sleepover heaven...

The other side of the hall reveals the kitchen. This exactly as you would hope a cottage kitchen to be, but bigger and more modern. A practical and attractive ceramic tiled floor is surrounded on three sides by fitted units with wood fronts that are totally in keeping with the atmosphere of the home, while another door leads through into the rear facing conservatory. This is used more as a utility room, housing the automatic washing machine and chest freezer as well as all the outdoor clothing and boots.

Outside there is a paved area offering the ideal setting for alfresco dining, edged by the stone retaining wall beyond which is the raised lawn. A detached stone built store offers workshop space while at the far end of the lawn, a break in the stone perimeter wall allows us through into the extensive and highly productive vegetable patch with its featured greenhouse.

Back indoors to the lounge, we find the staircase with its polished wooden treads. This leads up to a small square landing where to our left and through an original wooden door with its old fashioned latch we find the first bedroom. Overlooking the gardens this is a large double room with a large built in cupboard in one corner providing additional hanging space.

Adjacent to here is the first of front facing bedrooms. This features polished wood flooring with the period look being further enhanced by the open fireplace. Directly above the one in the front lounge, this is also blocked off but nonetheless remains an attractive feature. Storage needs are catered for by the large set of fitted wardrobes and view from the window across open fields also contributes to the appealing feel of the room.

Next we find the other front facing bedroom, given a wholly different feel by its having been carpeted, but apart from this, almost a mirror image of its neighbour in that it is spacious, airy and well lit.

The final door from the landing reveals the bathroom. Here the wooden floor continues, providing a practical and heard wearing surface while still in keeping with the age of the home, yet brought back to the 21st century by the modern bathroom suite. This comprises a contemporary centre fill bath, low level WC and a modern wall mounted hand basin with storage beneath and to either side, finished off with a large corner mounted shower cubicle with an electric shower.



Useful information:

COUNCIL TAX BAND: D

ELECTRIC & GAS BILLS: To follow

WATER BILL: To follow

Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this home is all things to all men. As a family home it offers space, versatility and character, and for a growing child, somewhere to allow the imagination to soar, with the space to act out the wilder of the fantasies. For someone seeking the Good Life, the fecundity of the garden would allow virtual self sufficiency and the peace of the village provides an ideal location for retirement. For those still labouring beneath the yoke of work, it remains close to centres of industry and the road network ensures easy accessibility. In fact if there is anything it cannot do, I have yet to find it.

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Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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