



Bryn Hyfryd Allt Y Golch Holywell, Clwyd CH8 8QT

If you are looking for a forever home, somewhere with space to let a family grow but not so large that you would feel the need to leave when they flew the nest, with that indefinable something that gives a home real character, stunning gardens, an annexe.....then we really do have a NewHome4U

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Do you like the photos?? Well maybe you would 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"

How many times have you visited estate agents and read about 'a home steeped in character' only to find it is actually depressingly ordinary? If you have ever suffered this disappointment, then a look around this one will cheer you up, restoring your faith that interesting homes are out there....

In an elevated position on a quiet road in Carmel and offering views across the Dee estuary, the Wirral and beyond, this double fronted cottage conceals its internal dimensions in a way that makes them utterly surprising.

We approach the home up a gravelled drive which opens out to our right providing additional parking and space for turning cars, while the drive continues past the front of the home where it is laid to block paving. A steep rockery style garden runs down from the drive to the road, offering various flat areas of decorative gravel dotted with sundry shrubs and plants.

In true cottage style, opening the attractively glazed front door reveals the foot of the staircase which in turn lies along the inner wall of one sitting room. This room is currently used as music room, housing a large upright piano along with other items of furniture. It is a well proportioned room kept bright by not only the large glass panel in the front door but also the large bay window to the front and additional casement to the side. In the gable end is a chimney breast with a massive oak beam set into it as a mantelpiece and beneath which is a log burning stove adding to the already cosy atmosphere.

Passing the foot of the stairs into the other half of the home we find a formal sitting room where the cottage feel spreads in a continuation of the beamed ceilings and deep set bay window with its far reaching views. In here the chimney breast plays host to an attractive wooden fire surround containing a living flame gas fire, providing a pleasing glow and all the warmth you could need but with none of the work or inconvenience. To the rear of the room are a set of glazed French doors opening into the sun room.

We step up into here, onto a high quality wood laminate floor to find ourselves in a bright room, with a large picture window looking out onto the pristine lawn while to the side, a set of French doors with additional windows to each side overlook the gravel area to the side of the home. This room with its south facing aspect provides a peaceful retreat from the world, a place where silence and the Sunday papers beckon, as tempting lunch smells drift in through the door from the kitchen.

Speaking of which, the door from the sun room brings us into the magnificent kitchen/dining room with its solid ceramic floor. This has space for a full sized six seat dining table and a complete wall's worth of fitted kitchen storage units with worktops, before we even get through to the kitchen area. This is laid out in a classic 'U' shape with units surrounding a centrally positioned island which in turn offers large storage drawers beneath its spacious worktop. Around the perimeter are positioned the huge American style fridge/freezer, dishwasher adjacent to the sink unit and the final wall provides a home for the range style gas cooker. The only thing missing from here is the smell of your Nana's baking....

There are two other doors from this room, one completing the circle back into the music room while the other stable type door opens onto a path running around the rear of the home. This gives access to the parking area outside the sun room and, in the other direction to steps leading up to the garden and the annexe.

This annexe contains a utility room with washing machine and tumble drier, a lavatory and, in full Man Cave mode, a home gym (or woman cave before you start complaining). Obviously this can be put to any number of alternative uses which adds to the already impressive versatility of this home.

Beyond the annexe at the gable end of the home is a gravelled area with an outdoor dining suite. Sheltered from any wind this provides a peaceful little hide-away, perfect for letting the cares of the day drift away with a cool drink or three. Maybe it's just me, but I always find places like this important in any home.

Opposite the back door a flight of stone steps climbs past the annexe alongside the lawn to a large decked area with a wooden summer house providing a venue for the BBQs that such a home is sure to encourage. From here a further set of stairs lead down to a path which in turn winds its way past another storage shed, beyond which is an area of grass, perfectly proportioned for a practise cricket net. I know the route sounds like the way to Narnia, but I promise it's worth the journey.

Returning indoors and up the stairs to the small half landing, if we turn right we enter the first bedroom. This is of a comfortable size and keeps its cottage feel alive with its exposed beams and bespoke window shutters. The room offers space for a double bed, two bedside cabinets, a chest of drawers, linen chest and two free standing wardrobes which gives some idea of its dimensions.

Adjacent to here and also overlooking the front of the home is an even larger room. Benefiting from fitted wardrobes and various shelving units this makes very efficient use of its space. The most eye catching feature however, is the outstanding view across the estuary and which can be shut out by further bespoke shutters. But why would you?



Stepping up the remaining few steps to the upper level reveals a bedroom on the left, again with large fitted wardrobes. These are not flush with the wall and so encroach a little onto the floor space, but still leave enough room for a double bed if desired.

Adjacent to here is the bathroom, also overlooking the rear. This is fitted to the standard that this home would have you expect, with laminate flooring and fashionable grey tile work on the walls. The suite comprises a bath with mixer taps, a pedestal hand basin, lavatory and corner mounted shower cubicle with a mains water fed shower heated directly from the gas combi.

The remaining bedroom is of a similar size to its twin on this level, being either a fairly comfortable double room, or a positively luxurious single. Its picture window provides a wonderful view across the attractive and peaceful rear garden.

Useful information:

COUNCIL TAX BAND: F

ELECTRIC & GAS BILLS: £66.50pm (based on present owners usage)

WATER BILL: £43.51pm (based on present owners usage)

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 provides the sort of character that many places boast of, but few deliver. If you are serious about wanting a cottage style home this delivers everything you could wish for and is in the sort of condition most new home owners have to work towards. As a family home it offers space, versatility, position and I am sorry but there is no other word for it – class. The grounds and gardens are a delight and it has the feel of stepping back in time while retaining all the modern comforts we sometimes think we can do without, but who are we kidding?

Now, 'unlike most other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office 4U so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

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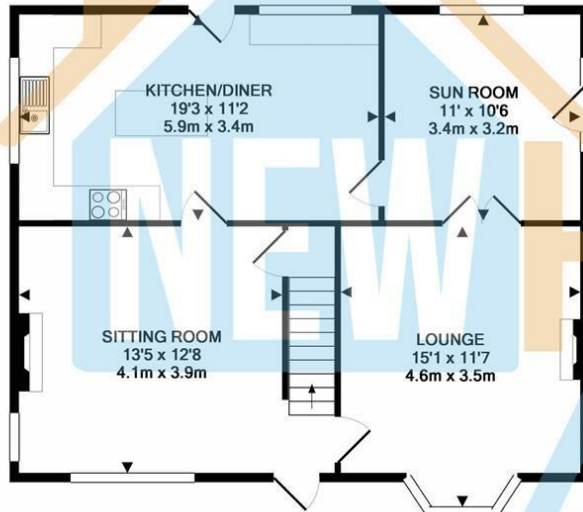
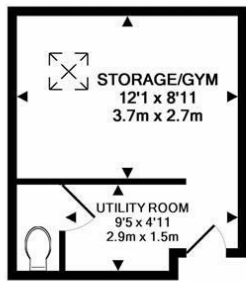
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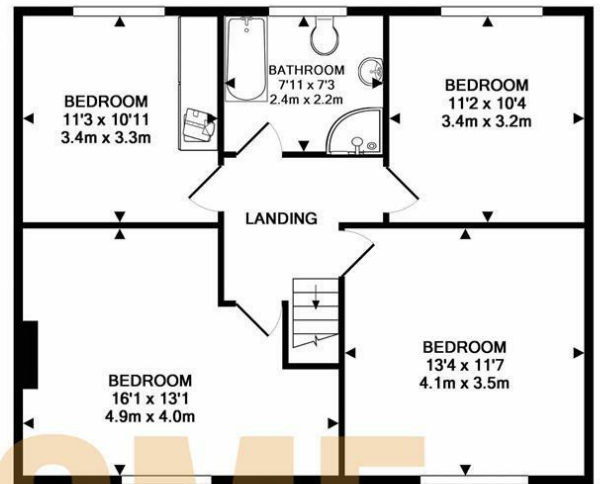
(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

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GROUND FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(68.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (152.0 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
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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		
England & Wales	EU Directive 2002/91/EC	