



Hawthorn Cottage 5 Oak Tree Close Buckley, CH7 3JU

If you are looking for a truly unique cottage style home steeped in character, offering practical and flexible accommodation in a quiet yet convenient backwater with three bedrooms, two living rooms, conservatory, beautiful garden containing a man-cave to die for... then we really do have a NewHome4U

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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"

How many times have you read about 'stunning converted cottages' that have failed to live up to the hype? The conversion is one thing but if it is attempted with insufficient imagination it will fail to become the sort of home you would want to live in! Am I right??

However, that is not the case here. What began as a smallholding, its land being gradually sold off to builders who produced the surrounding properties, this home has been extended and altered over the years to provide flexible and spacious accommodation in a unique setting. Its quiet yet convenient location is the cherry on the top making this little backwater highly accessible for all your shopping and commuting needs.

Oak Tree Close is a cul-de-sac of 10 detached homes, each of very different appearance adding to the individuality of the road. A broad gateway opens onto a gravel drive with established and highly colourful shrubs filling the front garden to each side and with a brick paved section to allow vehicle parking. At the head of the drive a small gabled porch offers some protection from the elements for the attractive composite front door with its decorative glazed insert.

Opening this front door reveals the dark grey ceramic floored inner hallway where to our immediate right is the downstairs cloakroom, though such a term fails to do it justice. Attractively tiled throughout and with a continuation of the hallway's ceramic floor, it features a suite of pedestal hand basin, lavatory and corner mounted shower cubicle with electric shower.

Next door to here is the ubiquitous cupboard of 'stuff', without which no household could function. In this instance used to store dog food and all manner of canine-related toys but each new owner would find their own uses.

Another door opens into the square kitchen, kept bright and cheerful by the twin aspect windows which afford views of the rear garden and where the hall's ceramic floor still continues. A traditional Belfast sink lies in front of the larger of these windows and sets the scene for the style of the room. Everything is modern and up to date while managing to retain the atmosphere and feel of a cottage kitchen, typified by the inclusion of a 'Leisure' Aga type gas range cooker. The fridge and freezer are both integrated and the automatic washing machine sits beneath the units adjacent to the sink.

Another door from the kitchen leads past the foot of the stairs and into the dining room. This is a large room with attractive and practical light wood laminate flooring and a very eye catching focal point in the form of a mock slate effect finish to the large chimney breast which in turn houses an extremely convincing electric living flame effect 'log burner'.

To the rear of the room is a short corridor passing the door to the under-stair storage before emerging into the sitting room. This is a very cosy feeling room, with twin aspect windows overlooking different aspects of the charming gardens. Background heat is provided by a living flame gas fire in its faux marble fireplace although for practical purposes it is probably redundant, the home being fully centrally heated.

Returning to the dining room we find a large set of sliding patio doors opening into the conservatory attached to the side elevation of the home. Stepping into the conservatory I was immediately impressed by its size and the fact that beneath the ceramic tiled flooring there lies an electric under-floor heating system, ensuring its comfortable use all year round. Now that really is a boon. It is helped in this regard by its solid construction, relying on brickwork rather than simply glass, and very successful it is too. All too frequently conservatories become almost unusable during the winter months but here, the weather is never a consideration to the point where this could become a formal dining room should two lounges fit better with the needs of your family.

Opening the French doors from here, we step onto the large patio area, a sheltered spot where you can dine al fresco, relax with a cool drink at the end of a long day or simply chill out with friends.

This is separated from the main body of the garden by a low trellis fence erected by the current owners to prevent doggie incursions into the more delicate areas of horticultural interest. Once through the fence we come to the sort of garden that Alan Titchmarsh dreams about. Imaginatively designed with unusually shaped areas of lawn interspersed with gravel pathways and various shrubs, it centres on a large circular fish pond at the side of which there is a large greenhouse to ensure future growth.

At one side there is a wooden single storey building. Too big to be called a shed and fitted with heat and power, this is very special man-cave able to assume whatever role you want from it. Two more doors in the rear elevation of the home reveal a utility room and tool store respectively.

Back indoors and up the stairs bring us to a 'T' junction where, turning right brings us to the family bathroom. This is very comfortably fitted out and tiled throughout to waist height with a suite comprising a pedestal hand basin, lavatory and bath with hand held shower attachment to the mixer taps. Adjacent to here is the airing cupboard, also housing the gas combi central heating boiler.

Next down the landing we find the smallest of the bedrooms. Currently used as an office/study this is none the less adequately big to take a double bed, though in this form your choice of free standing furniture may be a little compromised.



Finally on this side of the home we find the master bedroom, overlooking the front. This is an excellent size as shown by the way it accommodates two large wardrobes and a traditional dressing table along with the double bed and two bedside cabinets while still leaving open floor space. To one side there is an en-suite, with a hand basin, lavatory and walk-in shower cubicle.

Re-passing the stairs brings us to the remaining bedroom, delightful room with twin aspect windows maximising the light. Again this is a good sized space with a massive and very clever set of fitted wardrobes. Clever, because one of the cupboard spaces is double depth, utilising the space above the stairwell and providing masses of hidden storage which negates the need for other free standing furniture.

Useful information:

COUNCIL TAX BAND: E
ELECTRIC & GAS BILLS: (to be confirmed)
WATER BILL: (to be confirmed)

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 unusual home dishes up charm and character by the bucketload. It manages to be quirky and interesting while simultaneously practical and spacious. This is a difficult trick to pull off but what really sets it apart is the flexibility of the accommodation. The choice of layouts, with the dining room being a moveable feast (no pun intended) regarding its position either as it currently is, or moving into the sun room give the chance to alter the layout on a whim. Throughout the home it provides that Holy Grail we all seek; it feels warm and welcoming, making it the ideal haven to retreat into when the world all gets a bit too much.

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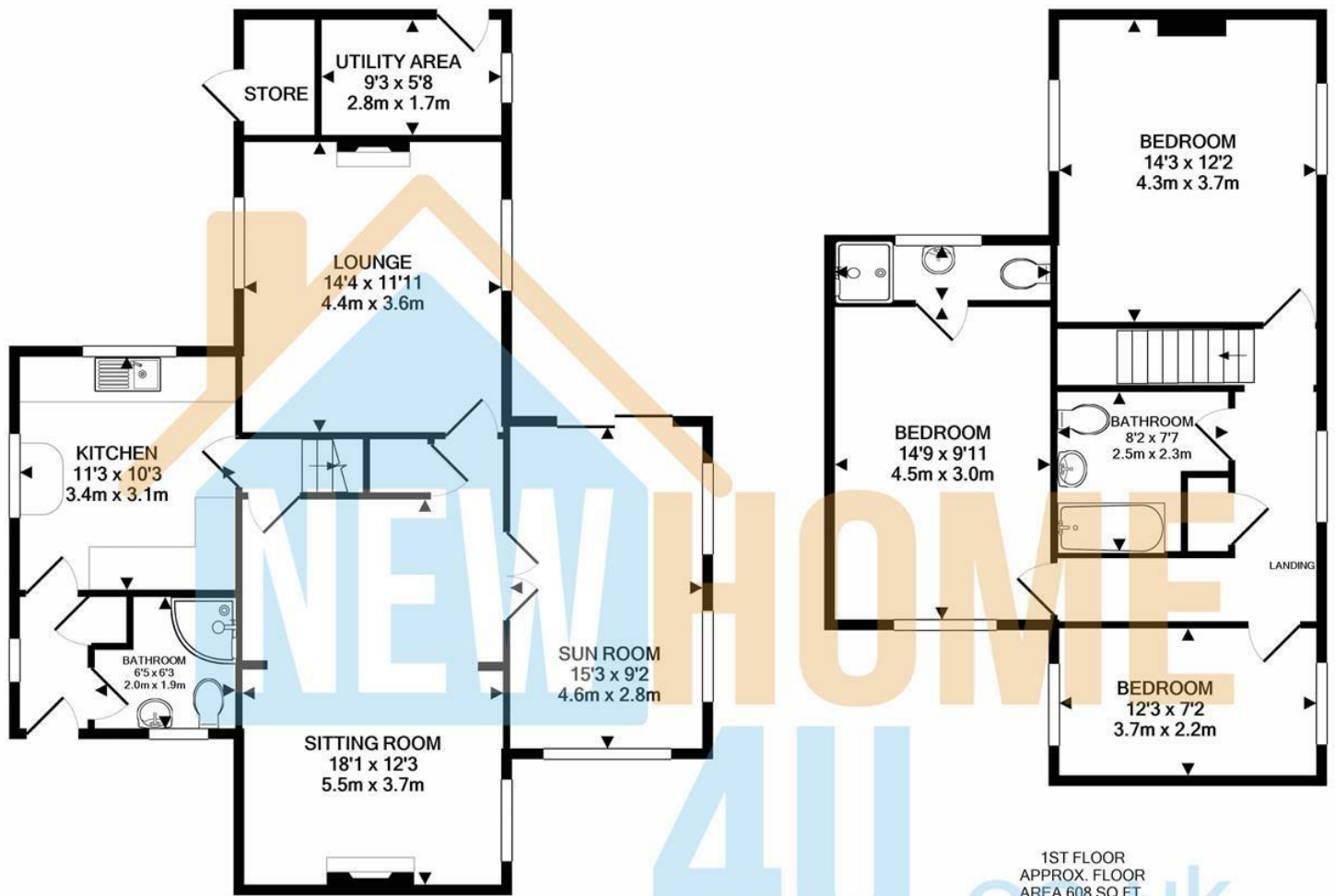
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GROUND FLOOR
APPROX. FLOOR AREA 810 SQ.FT. (75.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1418 SQ.FT. (131.8 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
Made with Metropix ©2019



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	

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