Tri Hen, Tre-Mostyn

Holywell

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

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In Excess of £510,000

Tri Hen

Tre-Mostyn, Holywell

Magnificent 4-bed Detached House from the 1890s, set on a 0.4-acre village plot. Potential annexe, spacious lounge, roof terrace, stunning garden with workshop, pond, and EV charge point. Ideal family living in historic charm
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- VAST DETACHED HOUSE BUILT CIRCA 1890s
- EXTENSIVELY REMODELLED BY THE CURRENT OWNERS
- EXECUTIVE FAMILY HOME IN A STUNNING LOCATION
- ANNEX WITH DOUBLE BEDROOM, ENSUITE AND UTILITY
- SET ON 0.4 ACRE PLOT WITH A STUNNING LANDSCAPED GARDEN
- AMPLE OFF ROAD PARKING WITH EV CAR CHARGE POINT
- IDYLLIC VILLAGE LOCATION
- LARGE LOUNGE WITH ROOF TERRACE OFFERING COUNTRYSIDE VIEWS
- 4 DOUBLE BEDROOMS WITH 2 EN-SUITES

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Entrance Hallway
A welcoming entrance with a fitted carpet. Opening to lounge/dining room

Lounge/Dining Room
22' 4" x 13' 2" (6.81m x 4.01m)
A beautiful feature wood-burner fire with reclaimed wood mantel and slate hearth. Decorative solid oak wood ceiling beam features. Two PVCu double glazed windows to the front aspect. Wall mounted radiator, fitted carpet

Home Office
14' 2" x 6' 9" (4.32m x 2.06m)
PVCu double glazed window to the side aspect. Quarry tiled floor. Floor mounted oil-fired central heating boiler. Exposed beam ceiling feature and exposed brick feature wall. Wall mounted radiator.

Sun Room
20' 9" x 6' 9" (6.32m x 2.06m)
PVCu double glazed floor-to-ceiling box bay window to the rear garden. Exposed brick feature wall. Quarry tiled floor. Exposed timber ceiling beams. Wall mounted radiator. Understairs storage cupboard opening to Inner Hallway. Door to Kitchen. Solid oak staircase with feature glass balustrade leading to Lounge.

Kitchen
13' 9" x 8' 6" (4.19m x 2.59m)
Range of modern wall, drawer and base units. Marble-effect work-top with sink unit having mixer tap. Space for a fridge freezer. Plumbing for dishwasher. Inset electric hob with oven under. Brick style splash-backs. PVCu double glazed window overlooking the rear garden. Wall mounted radiator. Door to the Second Sun Room.

Kitchen
13' 9" x 8' 6" (4.19m x 2.59m)
Range of modern wall, drawer and base units. Marble-effect work-top with sink unit having mixer tap. Space for a fridge freezer. Plumbing for dishwasher. Inset electric hob with oven under. Brick style splash-backs. PVCu double glazed window overlooking the rear garden. Wall mounted radiator. Door to the Second Sun Room.

Lounge
22' 9" x 19' 5" (6.93m x 5.92m)
A bright Lounge with two PVCu double glazed windows to the front aspect which takes in the view of the garden. PVCu decorative window to the side aspect. PVCu double glazed French doors with PVCu floor-to-ceiling windows either side opening to the Roof Terrace. Exposed feature oak beams. Fitted carpet.

Roof Terrace
Split over two levels with paved walkway and decorative pebbles. Offering fantastic views over the rear garden and far reaching fields and hills.

Bedroom One
16' 7" x 12' 2" (5.05m x 3.71m)
Floor-to-ceiling PVCu double glazed windows overlooking the rear garden. Wall mounted radiator. Exposed timber ceiling features. Solid oak door to a large En-Suite. Fitted carpet

En Suite
10' 0" x 5' 7" (3.05m x 1.70m)
Comprising a walk-in shower with power shower, dual vanity wash hand basins with cupboards and work-top and an enclosed cistern w.c. Tiled walls and ceiling. Wall mounted towel radiator. Under-floor heating. PVCu double glazed window to the rear garden.

Bedroom Two
11' 2" x 9' 8" (3.40m x 2.95m)
PVCu double glazed window to front aspect. Wall mounted radiator. Fitted carpet.

Bedroom Three
11' 11" x 9' 5" (3.63m x 2.87m)
PVCu double glazed window to front aspect. Wall mounted radiator. Fitted carpet.

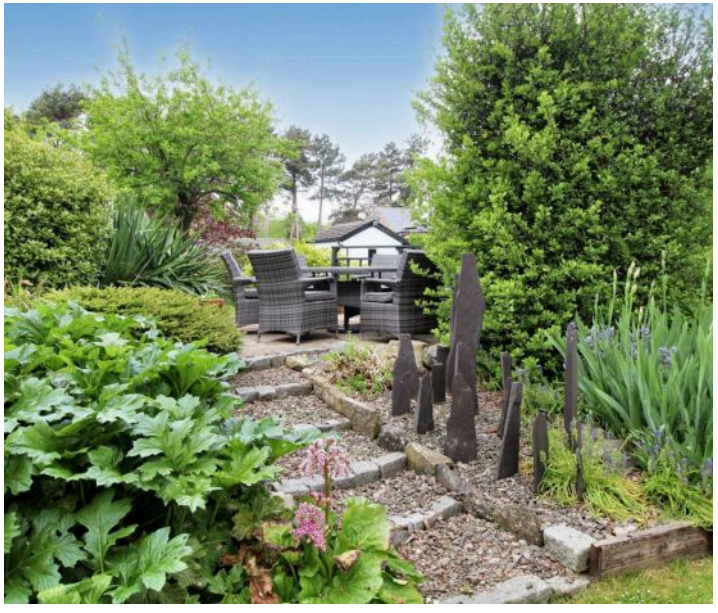
Family Bathroom
A stylish and high end bathroom suite comprising a sunken jacuzzi bath with tiled surround, circular wash hand basin and enclosed cistern w.c. Tiled walls and floor. Wall-lights. Access to roof space. Chrome towel radiator. Under-floor heating.

Sun Room
15' 0" x 8' 6" (4.57m x 2.59m)
PVCu double glazed French doors opening to the rear garden and PVCu double glazed French doors opening to the front. PVCu double glazed floor-to-ceiling windows each side of the French doors. Tiled floor. Wall mounted heater. Stable-style oak sliding door to the potential Annexe.

Annex Kitchen/Utility Room
9' 9" x 6' 3" (2.97m x 1.91m)
Range of fitted wall, drawer and base units with built-in wine rack. Tiled splash-backs. Inset one-and-a-half bowl sink unit with mixer tap. Plumbing for washing machine and space for tumble dryer. PVCu double glazed window overlooking the rear garden. Wall mounted heater.

Bedroom Four
11' 8" x 10' 4" (3.56m x 3.15m)
PVCu double glazed window to the front aspect. Wall mounted heater. Fitted carpet.

En Suite
Comprising a shower cubicle with power shower, pedestal wash hand basin and closed coupled cistern w.c. Tiled walls and floor. Wall mounted chrome towel radiator.



REAR GARDEN

An immaculately landscaped garden laid mostly to lawn with a large selection of mature trees, hedges, shrubs and flower beds and backing onto a neighbouring paddock with far reaching views over the Clwydian Range. Upon exiting the Sun Room there is a timber walkway with pebbled pathway leading to the lawn area with an established fish pond. Large Patio Area with established flower beds and dry-stone wall features. Detached brick- built Workshop with power points and lights with raised vegetable patch. There is a raised flower Patio Area accessed via stone steps offering the most spectacular views over neighbouring land.

FRONT GARDEN

Set back from the road with dry stone wall surround, flower beds and patio pathway leading to the front entrance door

DRIVEWAY

4 Parking Spaces

Ample Parking to front of property with EV charging point.

EV CHARGING

1 Parking Space

UTILITY
9ft x 6ft 3
ENSUITE
BEDROOM
FOUR
11ft 8 x 10ft
SUNROOM
15ft x 8ft 6
KITCHEN
13ft 9 x 8ft 6
HOME OFFICE
14ft 2 x 6ft 9
SUNROOM
20ft 9 x 6ft 9
ENSUITE
10ft 6 x 5ft 7
BATHROOM
BEDROOM ONE
16ft 7 x 12ft 2
DINING ROOM
22ft 4 x 13ft 2
BEDROOM
THREE
11ft 11 x 9ft 5
BEDROOM
TWO
11ft 11 x 9ft 8
ROOF TERRACE
LOUNGE
22ft 9 x 19ft 5

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To arrange a viewing of Tre Hen contact

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