



williams estates



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Aros Farm Ffordd Pentre Bach, Nercwys, Flintshire, CH7 4EG

£985,000

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EPC - C71

Council Tax Band -

Tenure - Freehold

Ffordd Pentre Bach, Nercwys

7 Bedrooms - House - Detached

A fabulous converted farmhouse and annexe set in around 14 acres. Offers substantial family living space which would suit multi generational living with excellent potential for running a business from home or equestrian use. The property offering cinema room, study room, craft room, kitchenette, 4 bathrooms, kitchen, boot room / utility room. The property also offers Living room with vaulted beamed ceiling, dining hall with feature fireplace and log burner, four bedrooms to the main house and an additional three bedrooms to the annexe. Set in a very popular area of Nercwys this property is within close driving proximity to all of Mold's shopping, eateries and well regarded Welsh and English medium schools. The property has solar panels, and air source heating systems. This property offers lots of character features with beamed ceilings and the bespoke woodwork, staircases and doors throughout. We would urge a potential purchaser to view the property at their earliest convenience to ensure they don't miss this capacious dwelling and the expansive equestrian land.

EPC - C-71, Tenure Freehold, Council Tax - TBC



Accommodation

This property offers 3,798 sq ft of spacious accommodation. Steps leading up to the front access.

Entrance Hallway

With Bespoke solid timber front door, with viewing window and leaded glazed side panels to each side leads into a spacious and welcoming reception hall having solid oak flooring, beamed ceiling and panelled radiator, bespoke built-in cupboards. Leading into;

Inner Hallway

With timber door leading off;

WC

6'10" x 8'10" (2.08m x 2.69m)

With obscured window to the side elevation, vanity sink with storage and mixer tap over, panelled radiator with tiled splash back and low level w.c.

Bedroom Three

12'0x 11'0 (3.66m x 3.35m)

Access via a timber door, providing double glazed upvc leaded window and sill to the side elevation, panelled radiator and beamed ceiling,

Bedroom Four

14'9 x 9'10 (4.50m x 3.00m)

Timber door provides access into Bedroom Four which is another good sized double room , providing double glazed upvc leaded window to the front and rear elevation, panelled radiator and built in desk and drawer unit and beamed ceiling.

An archway provides access into the :

Cinema Room/ Snug

14'5" x 13'5" (4.39m x 4.09m)

Currently used as a Cinema Room by the current owner this cosy room offers featured beamed ceilings, panelled radiator, wall lights and wooden turned staircase leading into the second floor and also inner hallway which leads to entrance porch.

Steps

Steps leading down;

Dining Room

18'0" max x 14'2" reducing 14'0" (5.49m max x 4.34m reducing 4.29m)

Access via a timber door; into the impressive dining area with impressive slate inglenook fireplace with built in seating, log burner and hearth. Double glazed leaded picture window with deep set window sill, beamed ceiling, double panelled radiator. Dual access into the kitchen and steps raising off to the cinema room.

Inner Hallway

With timber door and tiled wood effect flooring, upvc leaded window with wooden sill to the side elevation, heated towel rail and feature timber shelving. Timber door leading to:

Bathroom

5'2" x 9'2" (1.57m x 2.79m)

Being fully tiled with feature recesses and shelving, down lights, freestanding bath, walk in shower with waterfall shower over, fitted wc, large obscured window, double radiator, vanity sink with mixer tap and bespoke storage units.

Kitchen

14'5" x 11'1" (4.39m x 3.38m)

At the heart of the property is a beautiful, contemporary kitchen with shaker style cream base cabinets along with a central island with breakfast bar, all under composite work surfaces with bespoke slate splash-backs, beamed ceiling, feature mirrored walls, induction hob, one and half bowl sink with mixer tap over, double glazed leaded windows to the front and rear and beautiful Karndean flooring.

Utility Room

10'9" x 10'5" (3.28m x 3.18m)

Having a floor to ceiling larder style storage cupboard, plumbing for washing machine, space for a tumble dryer under complimentary work surfaces, intergrated double oven with storage above and below, space for an American style fridge freezer, dual aspect double glazed leaded windows, linoleum flooring and a solid timber stable door.

Stairs

Landing/ Library Area

Doors leading off to all bedrooms and access into;

Via three steps down into the inner hall which leads into the library area with archway leading back into the Living room, with built in bookshelves and ideal location to place another study desk, wall mounted radiator and wall lights. Double glazed upvc leaded window over looks the side elevation and the stream.

Living Room

14'9" x 22'3" (4.50m x 6.78m)

We enter the impressive living room with its pitched, high beamed ceiling. A welcoming log burner with marble hearth, built up stone walling with shelving and tv point. The room has five upPVC leaded double glazed windows providing an abundance of natural light. Wall mounted radiators, decorative wall lights and ample space for oversized living room furniture. Archways leading onward;

Bathroom

5'2" x 9'2" (1.57m x 2.79m)

Stylish modern bathroom with tiled flooring with underfloor heating, large panelled bath with mixer taps, fully tiled walls and bespoke wall mounted vanity washbasin combined low level wc. double glazed frosted leaded UPVC window with tiled deep set window sill.



Bedroom One

14'5" x 11'1" (4.39m x 3.38m)

With steps down into this spacious double bedroom with dual aspect leaded double glazed Upvc windows with deep set window sills, wall mounted panelled radiator. With the addition of built in dressing tables and vanity storage.

Bedroom Two

14'7" x 11'2" (4.45m x 3.40m)

Double glazed leaded UPVC windows with deep set window sills, panelled radiator.

Internal hallway with uPVC window to the side elevation and stairs leading down to

Double Garage

18'0" x 17'8" (5.5 x 5.4)

With power and light and up and over door.

Annexe

Door leading up from the courtyard into the Annexe.

Annexe Living Room

15'7" x 8'4" (4.75m x 2.54m)

Open plan into the kitchen with a feature wood burning stove set upon a raised hearth with feature tiled wall, vaulted beamed ceiling, feature stone walling and feature arch detail, three upvc windows overlooking the gardens, panelled radiator,

Annexe Kitchenette

Steps into the timber effect flooring with three uPVC leaded windows, With a range of wall drawer and base units with complimentary quartz worktop, feature beamed ceiling, shelving, void for a fridge, and inset four ring induction hob, with inset sink and mixer tap and three uPVC windows to the front elevation.

Inner Hallway

Timber door provides access into the inner hallway with door providing access into:

Shower Room

With a comprehensive suite featuring; quadrant shower unit with electric shower over, wall mounted vanity sink unit with mixer tap, low level WC. With frosted double glazed leaded window to the side elevation, towel rail and fully tiled walls and flooring.

Annexe Bedroom One

18'1"x14'5" (5.51mx4.39m)

Dual access into this room via timber doors, with leaded Upvc double glazed windows, beamed vaulted ceiling large panelled radiator, built in storage accessed via timber doors, leading into the library area.

Office/ Study Room

12'9" x 8'6" (3.89m x 2.59m)

Stairs leading down off the inner hallway, with lead effect double glazed window, external uPVC part glazed door, double panel radiator, power and lighting, Karndean flooring with underfloor heating. Shelving and wall mounted cupboards and display units over. There is also private access to the office externally via a part glazed uPVC door.

Annexe Bedroom Two

10'4" 10'2" (3.15m x 3.10m)

Another appealing bedroom room with imposing valued beamed ceiling, double glazed leaded window to the side elevation, wall mounted radiator. leading from the bedroom down two steps into;

Annexe Bedroom Three

10'0" x 9'2" (3.05m x 2.79m)

A bright space which is currently used as a craft room; inbuilt large over stair storage cupboard, leaded double glazed window overlooking the side elevation and stream area. Shelving, display & cupboard storage, wall mounted panelled radiator, another additional storage cupboard.

Store

13'1" x 11'5" (4.0 x 3.5)

Store

13'1" x 10'2" (4.0 x 3.1)

Store

13'1" x 9'6" (4.0 x 2.9)

Store

13'1" x 9'10" (4.0 x 3.0)

Stable Block

A purpose built timber framed/ clad stable block with a concrete hard-standing to the front. Three stables, tack room with outer doors and windows. Power and light connected and water. A gate from the yard provides access to the menage and a further timber gate provides access onto the additional land.

Large Outbuilding/ Additional Stables

Of timber construction with metal pillars and corrugated roof, currently being used as additional storage but were originally utilised as stables. This area does require some additional attention to reuse as a stabling.

Menage

High sought after training space for horses, this recently upgraded menage has recently had a new surface and installation of drainage, which within close proximity of the stable block and paddocks.

Outside

The property is approached via stone pillars and metal gate with timber and stone wall borders and sweeping Tarmac drive leading to the property with additional forked gravelled drive providing access to the stable yard with excellent visibility and security; the equestrian facilities include three stables of timber construction, a tack room and additional storage within a separate large outbuilding which offers a series of store rooms, which has previously been used as two large stables.

The menage adjoins the stable yard, there is also ample parking space for cars and a horsebox via a separate gravel parking area. The gardens to the front of the farmhouse offer a lawned area with raised beds, greenhouse and is planted with various mature trees and shrubs, some of which are in raised beds with feature stone walling and include ornamental ponds. The land in total equates to around 14 acres and offers paddocks, wooded areas and formal gardens, the property has fantastic scope for business use.

With greenhouse, large cabin in bottom field. The airbnb bell tent offers outdoor shower and compost loo is fully booked through the summer months providing a good income. The vendor has outline planning permission granted for four log cabins to be installed on the top field.

Directions

From the Agents Mold office, turn left at the traffic lights and proceed down Wrexham St/B5444, then turn right onto Ffordd Nercwys and proceed to the left turn as signposted for Nercwys and Eryrys, proceed for 2 miles and then turn right onto Ffordd Pentre Bach, continue along this road for 2 and a half miles and the property will be on the left as noted by the driveway gates, as signed by the agents for Sale Board.

what3words - location ///rice.refilled.factly





Ground Floor



First Floor

Total floor area 352.9 m² (3,799 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	71
(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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.