



## Old Spon Farmhouse Spon Green, Buckley, CH7 3BQ

**£745,000**

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**EPC - D63**

**Council Tax Band - G**

**Tenure - Freehold**



# Spon Green, Buckley

## 4 Bedrooms - House

Old Spon Farmhouse is an attractive four-bedroom detached property which is flooded with natural light and views from every window. Offering spacious living accommodation and fabulous gardens to the front and rear. It sits on a large private plot which amounts to 2.5 acres with a sweeping driveway, a paddock and landscaped gardens with mature fruit trees to include pear, plum and damson trees in the front garden which also boasts a large natural pond and apple, damson and greengage trees in the rear garden—perfect for those who enjoy outdoor activities or simply love having plenty of green space. In brief the property comprises an inviting reception hall with galleried landing over, spacious sitting room, study, beautiful contemporary kitchen and dining room, utility room and four double bedrooms, one with large en-suite as well as a family bathroom. Externally there is also the added benefit of a Double Garage, Boot room with W.C, Stable and Attached Workshop.

EPC-D 63 Tenure- Freehold Council Tax Band-G



### Location

Buckley town centre is within a short distance providing a wide range of facilities catering for most daily requirements to include primary and secondary schools. The Dobshill interchange with the A55 expressway is within 1 mile enabling access towards Chester and beyond.

### Accommodation

uPVC part glazed door with obscure glazed panel to the side which leads into:

#### Large Reception Hallway

16'11" x 14'7" (5.17 x 4.45)

The front door opens into a large reception room flanked by an impressive staircase which splits to form the above galleried landing, with uPVC bay window to the front garden, two radiators, uPVC window to the rear, feature inglenook fireplace with beam above and housing an inset multi fuel stove with slate hearth, inset lighting and doors off.

#### Study

14'2" x 12'2" (4.34 x 3.73)

Large picture window overlooking the rear garden, radiator, coved ceiling and French doors with double glazed panels to either side leading onto the patio area and gardens beyond.

#### Sitting Room

24'9" x 14'7" (7.56 x 4.45 )

Impressive bright and spacious living room with high ceilings with bay window to the front elevation, radiator, French doors with double glazed panels to either side leading onto the patio area, deep coved ceiling, Adam style open fireplace with tiled surround and marble hearth, TV aerial, power points and two radiators.

#### Kitchen/ Dining Room

28'8" x 15'1" (8.75 x 4.61 )

Recently installed this high specification kitchen has a comprehensive range of base and wall cupboards with integrated appliances to include two fridge freezers, two eye level Neff ovens and microwave with Neff extractor over and dishwasher. In addition there is a one and a half bowl inset sink with mixer tap. A main feature of the kitchen is the gorgeous resin counter top island and side panel which offers the perfect place to cook and entertain. There are two uPVC windows to the front and side with views to the gardens and the countryside beyond and inset spotlights and radiators as well as laminate flooring. The kitchen leads into the bright dining room with picture bay window to the front with the continuation of the laminate flooring, recessed lights and radiator.

#### Useful Utility Room

6'6" x 6'5" (1.99 x 1.97)

With base unit, one and half bowl sink, tiled splashbacks, plumbing for a washing machine, void for a tumble dryer and fridge, uPVC window to the rear elevation, laminate flooring, uPVC door to the rear garden and wall mounted Worcester boiler. Further storage cupboard with radiator and shelving.

#### Ground Floor Cloakroom

With low flush W.C, pedestal sink with cupboard beneath, radiator and uPVC window.

#### Galleried Landing

To the first floor is an inviting landing area which leads through to four well-proportioned bedrooms with split galleried landing with feature arched obscured window to the rear, uPVC window to the front with views over open countryside, coved ceiling, radiator and two storage cupboards with shelving and hanging space and housing the hot water tank. Archway leads to:



### Bedroom One

16'5" x 14'7" (5.01 x 4.45)

Large principle bedroom with two uPVC windows over looking the front and rear gardens and open countryside, fitted wardrobes and dressing area and two radiators. Timber door which leads into:

### En-Suite

12'0" x 7'9" (3.67 x 2.37)

Being fully tiled and fitted with a four piece white suite to include a corner shower cubicle with shower and glazed panels, pedestal sink, low level w.c, panelled bath with showerhead, obscured uPVC window to the front elevation, downlighting, coved ceiling and ladder style radiator.

### Bedroom Two

14'11" x 12'10" (4.57 x 3.92)

With uPVC window over looking the front of the property, radiator and fitted double wardrobes.

### Bedroom Three

15'1" x 11'8" (4.62 x 3.57)

Spacious double bedroom being dual aspect with two uPVC windows offering fabulous views over towards Clwydian Hills, radiator, coved ceiling and large wardrobes.

### Bedroom Four

13'6" x 13'1" (4.14 x 4.00)

Double bedroom with uPVC window to the rear garden and the views beyond, radiator, double fitted wardrobe and deep coved ceiling.

### Bathroom

9'9" x 9'6" (2.99 x 2.90)

Fitted with a four piece suite to include a panelled bath with taps over, double shower enclosure with shower and glazed panels, pedestal sink with taps over, tiled flooring and walls with dado rail, uPVC obscured window to the rear elevation, ladder style radiator and downlights.

### Boot Room and W.C

Having access from the side of the property, with door leading to a useful boot room with access to a separate w.c.

### Double Garage

A large double garage with power and light, electric roller shutter doors and timber door to the side.

### Stable

9'8" x 12'1" (2.95 x 3.7)

Paved pathway and gravelled area leads up to the outbuilding, one of which was previously used a stable with corrugated roof, breeze block construction and timber door.

### Attached outbuilding/ Workshop

27'5" x 17'5" (8.38 x 5.33)

Of breeze block construction, with corrugated and polycarbonate roof, the outbuilding is currently being used as a workshop but could be converted subject to usual permissions.

### Outside

A secluded plot, the property sits in its own private grounds to include 2.5 acres with sweeping driveway and is surrounded by mature planted gardens and lawns. To the front is a driveway leading to the property, with the front being a mix of lawn and fruit trees and raised beds and bordered with hedges for privacy which continues to the rear. To the side is a paddock which is enclosed by timber fence posts. To the rear is a fantastic space for entertaining in the summer with large patio area, and landscaped gardens which are mainly laid to lawn with raised stone borders and planting a pond and gravelled pathways. Access to the front of the property via a timber gate, and also access to the double garage and outdoor boot room with w.c.

### Directions

From our Mold office turn right and proceed to the roundabout and take the third exit onto Chester Road and continue until you reach the Wylfa roundabout and take the third exit onto Mold Road A5119 and continue for approximately 2.5 miles then turn left onto Church Road B5128, the turn right onto Lon Butterley and then turn right onto Clayton Road where the property can be found on the right.

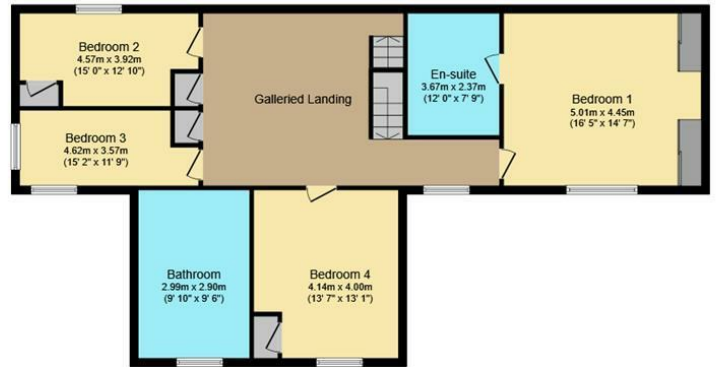






### Ground Floor

Floor area 128.2 m<sup>2</sup> (1,380 sq.ft.)



### First Floor

Floor area 107.8 m<sup>2</sup> (1,160 sq.ft.)

**TOTAL: 236.0 m<sup>2</sup> (2,541 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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