



Pant Isaf
Babell | Flintshire





Pant Isaf

Babell | Holywell

Flintshire | CH8 8PY

A delightful, fully refurbished four bedroom house with equestrian facilities and approximately 8.59 acres set in a rural yet accessible position. No onward chain.

- Kitchen, Utility, Study, Dining Room, Living Room & Sun Room
- Master Bedroom with Dressing Room and en-suite
- Three additional double bedrooms, one en-suite and a family bathroom
- Front and rear gardens with large patio area
- Detached double Garage & Workshop
- Stable Barn with five internal stables (flexible internal layout to provide an open barn and any combination of up to five stables)
- Secure Tack & Feed Room
- Four external Stables & Hay Barn
- Manege 20m x 40m
- Paddocks with water and separate road access
- In all approx. 8.59 acres

Approximate Distances

Brynford 1mile | Nannerch 2.6miles

Holywell 2.7miles | Flint 6miles | Northop 6miles

Mold 9miles | Chester 17miles | Liverpool 28miles

Manchester 55miles



Situation

Pant Isaf is set within glorious rural countryside benefitting from excellent views towards the Clwydian Range just outside the quiet rural hamlet of Babell. Less than one mile away is the village of Brynford which provides good local amenities along with a highly regarded Primary School, a day care nursery and Hollywell Golf Course. The Crooked Horn Inn is situated on the road between Brynford and Pentre Halkyn about 1 ½ miles away and the nearby market town of Mold provides a comprehensive range of shopping facilities and schooling for all ages. Chester offers a full range of facilities including a station, racecourse and independent and private schools.

The property's rural position is very accessible, being only 5 mins from the A55 North Wales Expressway providing excellent road links to Chester, the North West and North Wales. Chester can be reached in approximately 20minutes, Manchester Airport within the hour & Liverpool about 40minutes. London Euston can be reached within approximately 2hrs 20minutes from the local main rail link.

Description

The property has undergone a series of refurbishment works and an extension to the westerly aspect incorporating a large sun room off the dining room and living rooms providing a lot of light and space in the respective reception rooms. The house retains a number of original features throughout however has the benefit from modern living standards including under floor heating throughout the ground floor level and bathrooms. There have been vast upgrades in terms of the insulation in all floors, walls and ceilings which significantly improve the running costs of the property, as evidenced by the EPC band C, which is the same level as many modern new-builds.

The central heating and hot water system is controlled through a Thermal Store, which is primarily regulated via a modern oil fired boiler, and assisted by solar panels on the roof. During summer months hot water and heating can be provided solely through the solar panels. Further hot water can be provided by the back boiler on the multi-fuel stove in the living room.





The property is accessed via a front glazed porch entrance into main hallway. The Kitchen/Breakfast room has a dual aspect to front & rear and has a unique style and benefits from many high finishes including Quartz worktops above base mounted shaker style units, a double electric range cooker within an alcove and timber mantle. There is a sink unit at each end of the kitchen for ease of use and an additional sink towards the middle with a boiling water tap. Space is provided for a dining table to one end and to the other are excellent wall to ceiling pantry pull-out cupboards. The deep alcove surrounding the rear window provides a large window seat, taking in the views over the rear patio and gardens.

Off the hallway a step down to a generous Study area having a double sided multi-fuel stove open to the Dining room which leads on to the Sun room extension beyond. The sun room is of solid construction with a vaulted ceiling, full glass roof panels and french doors to the large patio area and gardens. Continued eucalyptus timber flooring with underfloor heating flows into the open plan Living room from the sun room. The Living room features a stone fireplace containing a modern multi-fuel stove with back boiler, as previously mentioned, providing additional hot water to the thermal store. The living room also links back through to the study providing a very flexible semi-open plan living space. A spiral staircase off the dining room provides a separate access to the first floor master bedroom suite.



The rear hall has stairs to first floor level and a door through to the Utility room with rear entrance door to the large patio area. The utility provides ample space for a washing machine, dryer, freezer and housing for the recently installed Worcester oil boiler. A worktop with inset composite sink and window with rear aspect. A storage cupboard and cloakroom with WC & sink complete the ground floor level.

The first floor landing has generous light from dual aspect windows and glazed balustrade providing access to three spacious double Bedrooms, one with en-suite shower room and others having plumbing for a vanity unit sink, if required. The family Bathroom is of contemporary design with bath and separate shower unit having a multi-function shower panel installed. The airing cupboard contains the Thermal Store and workings for the pressurised central heating and hot water system.

The Master Bedroom suite is accessed off either the fourth bedroom or its own separate access via the spiral staircase from the dining room below. The large bedroom has dual aspect windows benefitting from the spectacular views to the Clwydian Range. A vaulted ceiling adds to the feeling of space and the bed is currently centralised to the room with a low level partition wall and head board to take advantage of the views. A dressing room with open shelving and hanging rails leads through to the spacious en-suite with fitted double sink unit, wc and multi-function shower panel.

Externally

The property is entered via a large timber gate onto a gravelled driveway which leads up to the double garage with automated garage door. A side entrance door to the garage has a workshop area with sink and worktop and separate wood stove installed. The garage has been built with a rendered block double skin and tiled apex roof capable of accommodating a 4 kWh solar panel system, if required.

A stone built secure store is off the entrance drive with power to easily connect the entrance gates to become automated.

A large rear patio area sweeps round from the rear of the house, garage and driveway to the sun room, which has two sets of double French doors leading directly onto the patio.

The gardens beyond are mainly laid to lawn with hedge and post & rail fenced perimeter and paddocks beyond.





Equestrian Facilities

The property benefits from extensive equestrian facilities which are located to the rear of the property and also benefit from their own separate entrance off the country lane providing parking for a horsebox and other vehicles and equipment, ideal for the family lifestyle equestrian user and/or additional livery use.

The stable barn is a unique set up with flexible stabling as may be required from time to time. The barn can be used as an open fronted and fully open storage barn or shelter. Otherwise the barn can be configured with up to five stables internally as the stable partitions swing out from the walls and link together to provide excellent internal stables with standard stable swing doors and hay racks. The barn is fully rubber matted and has water and power connected throughout. A rear double entrance door provides a hay and rug store with internal door to the stables and can all be locked securely.

The stable barn has a concrete courtyard to the front with direct access up to the paddocks above, so can work as a convenient large field shelter off the paddocks, if required. Previously, the barn has been used as a kennel and cattery business.

A second stable yard of block construction contains four stables which are in need of some refurbishment and have a concrete floor and frontage.



A large open sided hay barn is situated conveniently between the two stable yards.

The manege has a sand and plastic granule surface and measures approximately 20m x 40m. The surface would benefit from upgrading depending on the desired use but is understood to have adequate drainage installed.

Land

In all there are over 8 acres, which have mature hedge and post & rail fenced perimeters, with post & electric rope divisions, all with water connected. A separate access can be found off the lane in two positions.

Services

Mains Electricity

Private Drainage

Oil Fired, Solid Fuel & Solar Panel Central Heating and Hot Water

EPC – C

Directions

Post Code: CH8 8PY

From A55 North Wales Expressway, leave at Junction 32A, turn left onto the B5123 and follow through Pentre Halkyn up to a sharp bend off to the left where you need to take the turning to the right towards the Village Centre & Babel. After a few hundred yards, turn left onto Martins Hill and follow this road for approximately two miles where you will meet a crossroads with the B5121. Follow straight across and after 100 yards the property will be found on the right hand side.

Viewings are strictly by prior appointment via the agents Jackson Property on 01743 709249.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequestrian.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.