



Hendre Bach
Rhuallt | Flintshire



Hendre Bach

Llyn Helyg Lane | Rhualt
St Asaph | Flintshire | LL17 0TY

A charming detached stone built 5 bedroom property with equestrian facilities and approx. 2.6 acres in a rural yet accessible location near Rhualt, Flintshire.

- Five double bedrooms, two en-suite & a family bathroom
- Recently installed Kitchen/Diner onto Family Room
- Living Room, Large Entrance Hall, Utility & WC
- Brick Stable building with three stables
- Detached double Garage with loft space above
- Private drive with large parking sweep
- Gardens and Patio area
- Easy Access to A55 North Wales expressway
- All within about 2.6 Acres

Approximate Distances

Rhualt 2.4miles | St. Asaph 5miles | Holywell 6miles | Northop 12miles | Mold 15miles | Chester 24miles | Isle of Anglesey 40miles | Liverpool 33miles | Liverpool Airport 44miles | Manchester Airport 52miles



Situation

Hendre Bach is nestled into beautiful countryside yet conveniently positioned just outside the small hamlet village of Rhullt also having easy access to the A55 North Wales Expressway providing excellent road links to Chester, the North West and North Wales. Chester can be reached in approximately 30minutes, Manchester Airport & Liverpool both within the hour. London Euston can be reached within approximately 2hrs 20minutes from the local main rail link.

The neighbouring city of St Asaph is a short distance away and offers good shopping, sporting and recreational facilities and the rural area offers the usual choice of countryside pursuits. Within the Vale of Clwyd, Chester and surrounding area there is a choice of both private and state education systems and by virtue of the proximity of the A55 Expressway, the property is within easy reach of the ever-growing number of commercial business and trading parks which are being developed along the Expressway and the North Wales Coast.



Description

The property underwent a full rebuild from the former derelict cottage during the 1990's and therefore benefits from the modern build construction and insulation however still retains some lovely character from the external stonework used in its construction under the Welsh slate roof. More recent upgrades include a recently fitted kitchen and utility room, new bathrooms, new windows and external doors throughout and a fully upgraded gas 'Worcester Bosch' boiler (installed in 2017).





Leading off the quiet country lane, Hendre Bach has its own private gravelled drive with timber entrance gate between stone walls. The drive leads up to a large parking sweep to the front of the house and double garage to the one side.

The front door opens into a spacious entrance hall with stairs to first floor level and doors off to the main lounge and family room. The lounge has a multi fuel burning stove within a brick fire surround and timber mantel. A sliding glazed patio door leads out to the side of the property onto a paved area with gardens beyond. The family room pleasantly opens up to the recently fitted kitchen/dining room having base units with timber work surface and floor to ceiling fitted cupboards along with the large range cooker with gas hobs and electric ovens. The family room benefits from a gas fire within the brick fire surround and hearth with timber mantel above. The kitchen/diner and family room is a lovely spacious room for family living and entertaining. A door to the utility room is off the family room and has base and wall mounted units in the same style as the kitchen with plumbing for a washing machine and dryer and there is a cloakroom beyond. Both the utility room and kitchen have entrance doors to the rear and side of the property respectively onto patio areas, the stable yard and garage.



Stairs lead to the first floor landing where there are five double bedrooms. The master bedroom and guest bedroom both have fitted wardrobes and en-suite bathroom facilities. Three further double bedrooms to the front are served by a recently installed family bathroom. A large airing cupboard completes the first floor level.

Externally

The property has a timber entrance gate between stone walls off the quiet country lane and the drive sweeps up to the front of the house between lawn gardens with mature hedge and planted borders. The gravel parking sweep to the front adjoins a patio area to the side of the property with the large garage to the other. The large garage has a good loft space above which is boarded out and has a window overlooking the front drive. There has been planning permission in the past (now lapsed) for an annexed dwelling.

There are three stables to the rear of the garage and the house, they are of Jacobean brick construction with block internal walls and timber roof structure under tiles. There is power and water connected to both the stables and the garage.

The property in all equates approximately 2.6 acres and there are two main grass paddocks either side of the country lane. Both have water connected and do provide ample space and opportunity for the construction of a manege subject to the necessary planning consents, if required.



Services

Mains Electricity & Water

Private drainage

LPG (tank) Gas fired boiler for central heating & hot water

EPC - D

Local Authority

Flintshire County Council

www.flintshire.gov.uk

Tax Band G

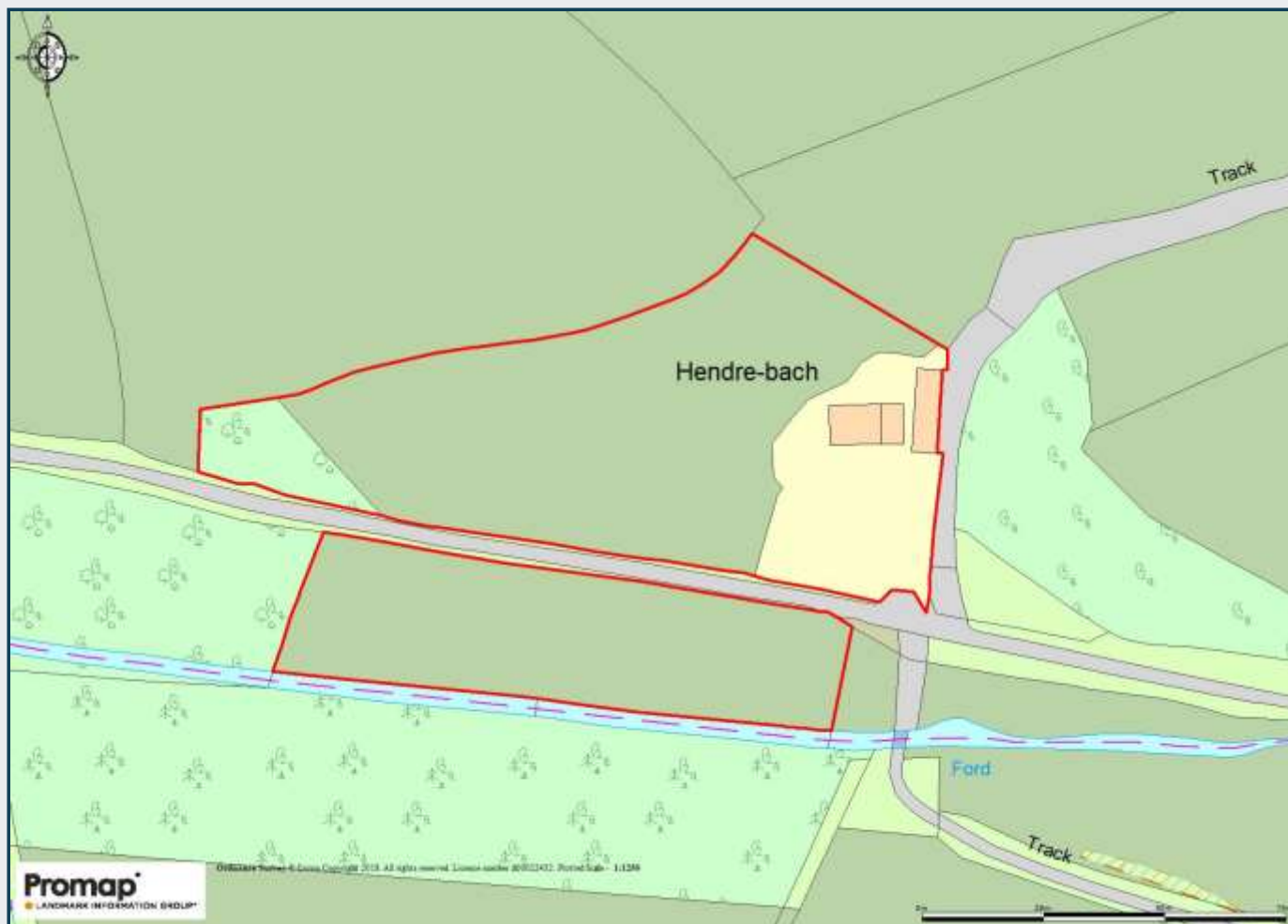
Directions

From Chester follow the A55 North Wales Expressway, exit towards Tremeirchion/B5429/Rhuallt.

Turn left immediately having come off the A55 and then left again over the A55. At the T-junction turn left onto Hiraddug Road. Follow on passed the Penisar Mynydd Caravan Park on your right and then take the next right. Follow this country lane for approximately half a mile and the property will be found on your left hand side.

Viewings

Strictly by prior appointment with the joint agents; Jackson Property on 01743 709249 and Sass & Co on 01352 876262.



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

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