



Tyddyn Farm

Chester Road, Mynydd Isa,
Mold CH7 6TS

A substantial detached
farmhouse with two bedroom
annexe and land

Mold town 1.4 miles, Wrexham 10.5 miles,
Chester 12 miles, (A55) 3 miles,
Liverpool Airport 39 miles

Entrance hallway | 3 Reception rooms
Kitchen/breakfast room | Utility room &
cloakroom | 5 Bedrooms (2 en suite)
Dressing room | Family bathroom
Annexe (comprising kitchen/breakfast room,
utility room, wc, living room, 2 bedrooms
bathroom) | Double garage | Gardens
Driveway parking | EPC rating D

In about 3.88 acres

Location

The property is situated off the A541 on the outskirts of Mold. The town of Mold is less than two miles away and offers an extensive range of amenities. The nearby A55 provides excellent communication links with Chester and the motorway network to Liverpool and Manchester.

Local attractions include Loggerheads Country Park, walking and riding along Offa's Dyke Path, fishing in the River Dee and horse racing at Chester.

The Property

Tyddyn Farm is a red brick house with a south-westerly outlook and offers lovely countryside views towards the Welsh hills. The property has the benefit of two entrances and there are gardens to the front and side with an ample parking area and double garage to the rear. Situated adjacent and to the west, lies about 3.9 acres of pastureland.

Internally, the main house comprises, entrance hallway, double aspect sitting room with gas fire, dining room with French door leading outside, family room with parquet flooring and solid-fuel stove, breakfast/kitchen with two oven Aga, utility room, rear porch and wc. On the first floor there are five bedrooms, two with en suite facilities and a further bathroom.

The annexe accommodation has a separate rear entrance and comprises utility room, wc, kitchen/breakfast room and living room. On the first floor there are two bedrooms and a bathroom. Conveniently, there is access from the hall in the annexe into the rear utility/hallway of the main house.

General

Services: Mains electricity, water, private drainage and oil fired central heating.

Council Tax Band: E

Local Authority: Flintshire County Council
Tel 01352 752121.

Fixtures and fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.







Directions

From Chester get onto the North Wales Expressway A55 via the A483. Take the Mold exit and continue through Alltami. Upon reaching the roundabout take the 1st exit onto the A494, then take the 2nd exit signposted Wrexham (A541). Take the 1st driveway on the left hand side and continue forward where the property will be seen on the left hand side opposite the equestrian yard.

Chester

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including 10 offices in Central London

Floorplans

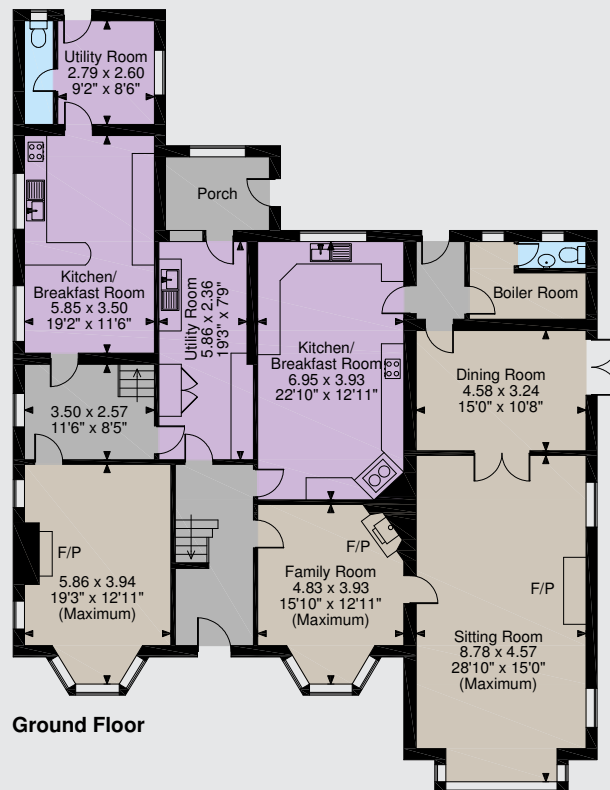
Main House internal area 3,205 sq ft (298 sq m)

Garage internal area 632 sq ft (59 sq m)

Annexe internal area 1,167 sq ft (109 sq m)

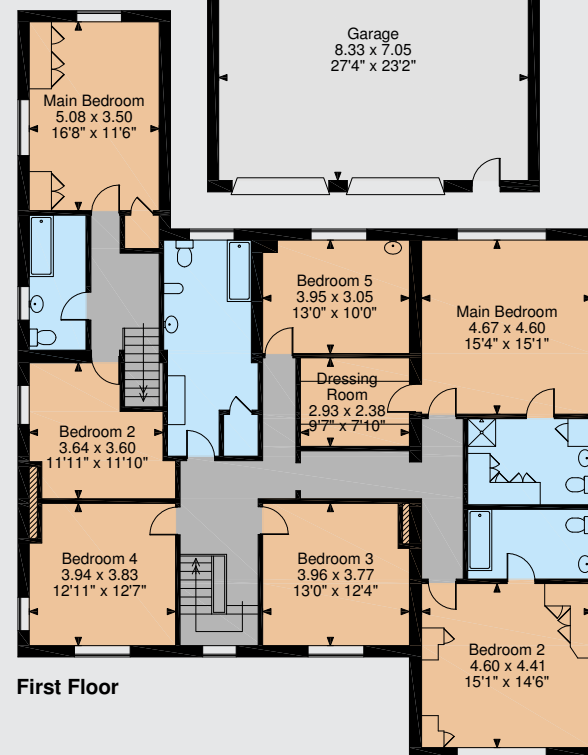
For identification purposes only.

Annexe



Ground Floor

Annexe



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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