

The Gables
Bwlch, Rhes-y-Cae, Holywell, Flintshire



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An impressive country house with attractive accommodation, outbuildings and extensive grounds, in a peaceful and idyllic North Wales setting

The Gables is a handsome stone-built detached house, offering more than 3,000 square feet of attractive and comfortable accommodation, including five bedrooms, and offers significant potential for further development of existing stores and outbuildings. The original dwelling was completely rebuilt by the owners to exacting standards, positioning the home to enjoy the views of the Clwydian Range. Using master craftsmen, local materials such as Welsh roof slate and stone lintels from the local quarry, oak windows, doors and gates, and high specification sound proofing insulation, The Gables is an exemplary property.

The spacious entrance hall provides access to the sitting room, and kitchen, with Italian marble flooring throughout the ground floor. Both the ground and first floor also enjoy underfloor heating. The elegant sitting room with corniced ceilings, a fireplace fitted with a log burner is both welcoming and warm by design.

Further ground-floor living space includes the beautiful open-plan kitchen and breakfast room, measuring 31ft and featuring French doors opening to the rear gardens. The bespoke kitchen with a central island and a breakfast bar, is all hand made with oak casings. There is an Aga and integrated Miele appliances, including an oven, coffee machine and a gas hob built into the island. The room also provides ample space for a seating area and a family dining table, while additional ground-floor storage and space for appliances can be found in the boot room and utility room.

The bespoke oak staircase with its glass balustrade leads to four well-presented first-floor bedrooms. These include the generous principal bedroom with its dressing room and an en suite bathroom, as well as one further bedroom en suite. The first floor also has a family shower room, while stairs continue to the second floor, where there is an additional bedroom with skylights overhead and an en suite shower room. Above the double garage attached to the house, further accommodation could be added (subject to the necessary planning permissions) as an additional bedroom or used as office space.

The house includes outbuildings and extensive grounds and is set in a peaceful and picturesque position, surrounded by rolling North Wales countryside. Outbuildings include Monarch stables, feed room, double garage and a double height barn suitable for storing agricultural equipment or horse lorries, all extending to almost 4,000 square feet and offering scope for redesigning.

The gardens and grounds include rolling lawns, sunken patio and hot tub positioned to enjoy the views, and courtyard areas. Post and rail fencing border the naturally draining paddocks including individually tensioned electric fencing, which are ideal for equestrian activities.

3,257 sq ft (303 sq m) | Freehold
2 reception rooms
5/6 bedrooms | 5 bathrooms
Garaging & outbuildings
6.2 acres
Rural location
Guide Price £1,300,000

Location

The property is set in a stunning rural position, nestled on the south side of Halkyn mountain on the edge of Rhes-y-Cae village. The Gables enjoys peaceful uninterrupted views of the stunning Clwydian Range and Dee Valley National Landscape, with the bustling market town of Mold, with its choice of shops and supermarkets, as well as a variety of restaurants and cafés, within easy reach.

The village of Lixwm has a local pub and a primary school, while Holywell provides a variety of facilities including high street shops, supermarkets and a weekly market. The town also has several schools, including a secondary school. The larger towns of the North Wales coast are within easy reach, while historic Chester is 20 miles away, providing an excellent range of shops, leisure and cultural facilities. The A55 provides efficient road connections to the surrounding towns, with Junction 32A 2.5 miles from the property, while mainline rail services are available at Chester.

Postcode region: CH8

General

Local Authority: Flintshire County Council
Services: Mains electricity, water and drainage
Council Tax: Band H
EPC Rating: C

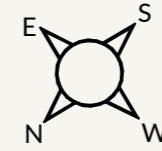
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

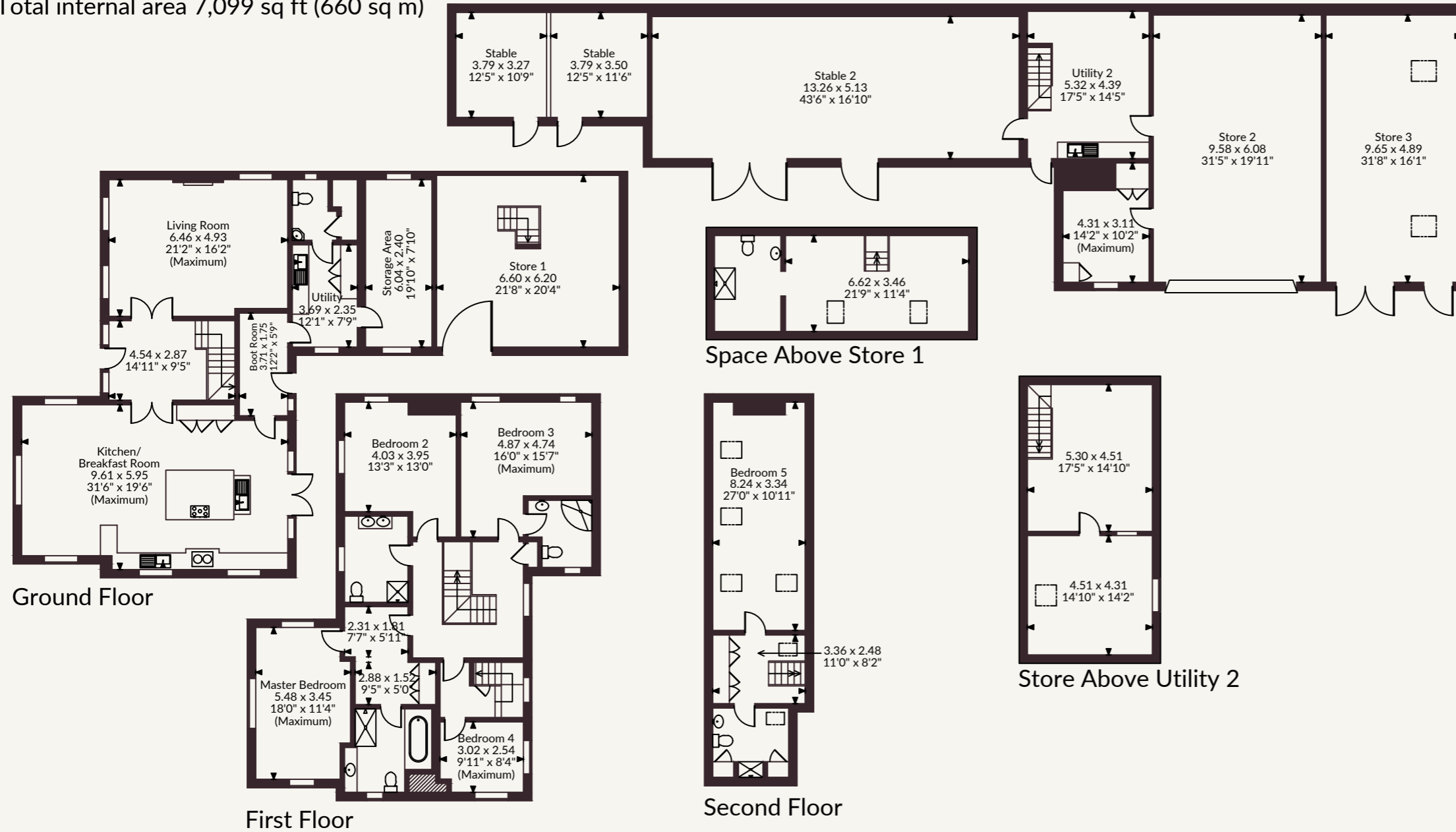


The Gables Bwlch, Rhes-y-Cae
 Main House internal area 3,257 sq ft (303 sq m)
 Outbuilding internal area 3,842 sq ft (357 sq m)
 Total internal area 7,099 sq ft (660 sq m)



Cheshire & North Wales

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