



# Green Acres

Cilcain Road, Pantymwyn, Mold, Flintshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A light, airy detached home with spectacular views in the popular village of Pantymwyn

A splendid detached family home with spacious, flexible accommodation and magnificent views across the surrounding countryside and towards the rugged peak of Moel Famau in the Clwydian Range. The property sits in the village of Pantymwyn, within moments of the local amenities and just three miles from the bustling town of Mold.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**GARAGING AND DRIVEWAY**



**0.93 ACRES**



**FREEHOLD**



**VILLAGE**



**2,807 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

Green Acres is an airy, well-proportioned detached house with extensive accommodation arranged over two floors. The property lends itself to some modernisation but features large, panoramic windows and French doors opening to terraces and balconies, to make the most of the beautiful rural outlook.

Most of the living space is located on the ground floor, with further accommodation on the lower ground level, as the landscape drops away at the rear, creating an elevated vantage point for the ground level reception rooms. There is an airy central hallway, which leads to four comfortable reception rooms, including the library at the front, the snug and the study. All three of these reception rooms would make for ideal bedrooms if required. Also on the ground level, the open-plan, split-level sitting room and dining area has an impressive stone-clad fireplace and sliding glass doors opening to the sunny balcony, while the well-equipped kitchen has wooden fitted units to base and wall level, a central island, integrated appliances by Neff, and an adjoining utility room.

Stairs lead to the lower level, where there are two double bedrooms, both of which benefit from built-in wardrobes. The lower ground floor family room could be used as an additional bedroom or a study, while further stairs lead to the 25ft drawing room, with its tiled flooring, kitchenette, timber-clad ceiling and triple aspect, including French doors and sliding glass doors, which help provide sweeping views towards Moel Famau. The lower level also has a shower room and a family bathroom with a bathtub and shower.

### Outside

Approached via a five-bar wooden gate, the paved driveway provides plenty of parking and leads to the detached garaging blocks incorporating a workshop.

There is an area of lawn at the front, while at the rear, the patio and timber decking forms an elevated viewpoint across the rolling garden and the countryside beyond. There are extensive lawns with various mature specimen trees and established hedgerow borders.



## Location

Situated on the fringes of an Area of Outstanding Natural Beauty and enjoying stunning views of the Clwydian Range, Moel Famau and beyond, Pantymwyn has a shop, Post Office, village hall, pub and Mold Golf Course and is near to Loggerheads Country Park, providing opportunities for walking, cycling and horse riding. A wider range of independent and national stores can be found in nearby Mold. More extensive sporting, leisure and retail facilities can be found in Wrexham and Chester.



Communications links are excellent: the Mold Bypass and A55 North Wales Expressway offer excellent links to the motorway network and key regional centres in both Wales and England, and Buckley station offers regular services to major regional centres and links to central London.



## Distances

- Pantymwyn 0.4 mile
- Mold 3.4 miles
- Wrexham 15.2 miles
- Chester 18.2 miles
- Liverpool John Lennon Airport 36.6 miles
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## Nearby Stations

- Buckley station

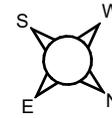
## Key Locations

- Plas Teg (Grade I listed Jacobean house)
- Flint Castle (Historic castle ruins)
- Ruthin Gaol (Former prison turned museum)
- Nantclwyd Y Dre Historic House and Gardens
- Holywell Area Community Museum
- Wireless in Wales Museum

## Nearby Schools

- Ysgol Bryn Coch
- Abbey Gate
- The Grange
- The King's and Queen's





### Floorplans

House internal area 2,807 sq ft (261 sq m)  
 Garage internal area 956 sq ft (89 sq m)  
 Balcony external area = 61 sq ft (6 sq m)  
 Total internal area 3,763 sq ft (350 sq m)  
 For identification purposes only.

### Directions

Post Code CH7 5NJ

what3words: ///bars.live.romantics - brings you to the driveway

### General

Local Authority: Flintshire

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

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

Council Tax: Band G

EPC Rating: Rating F

Fixtures and Fittings: All items known as fixtures and fittings will be included in the sale. Carpets, curtains and kitchen white goods are also included in the sale.

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

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

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## Cheshire & North Wales

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