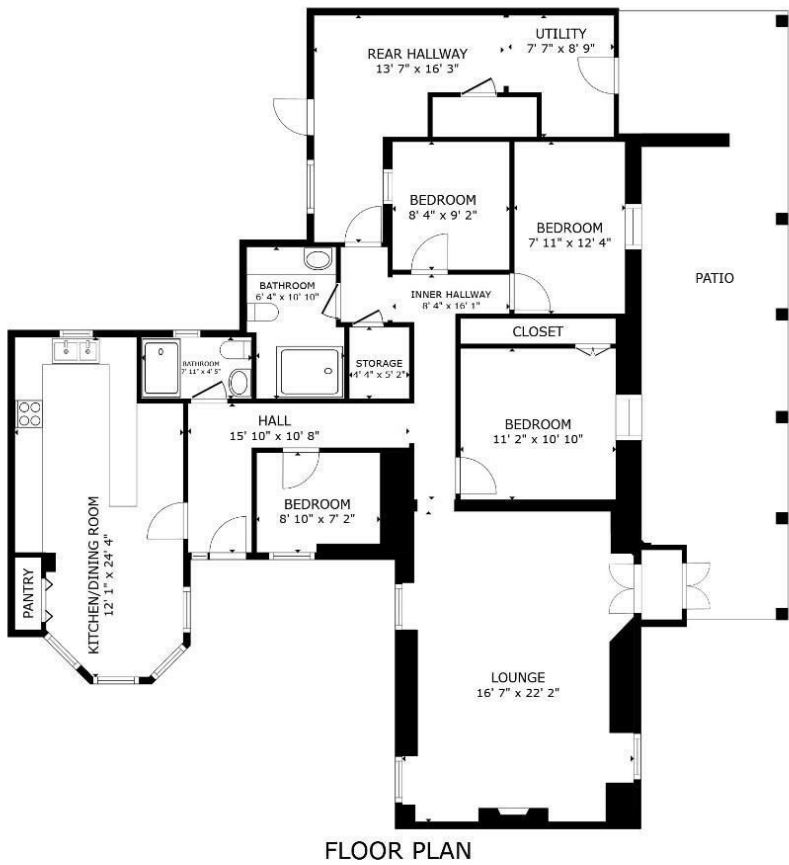


Woodlands Denbigh Road, Afonwen, Mold, CH7 5UB



GROSS INTERNAL AREA
FLOOR PLAN 1,625 sq.ft.
EXCLUDED AREAS : PATIO 453 sq.ft.
TOTAL : 1,625 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Woodlands Denbigh Road
Afonwen, Mold,
CH7 5UB

Price
£675,000

Set within approximately 8.8 acres of breathtaking private woodland, this beautifully restored former shooting lodge offers an extraordinary lifestyle defined by privacy, elegance and natural beauty. Approached via a private driveway, the residence seamlessly combines timeless character with contemporary luxury, featuring four beautifully appointed bedrooms, exceptional indoor and outdoor entertaining spaces, a stunning timber-framed veranda, a picturesque natural swimming pool with a self-contained timber lodge, substantial workshops and garaging, all surrounded by enchanting woodland. Despite its idyllic seclusion, the property enjoys excellent connectivity to Chester, Liverpool, the North Wales coastline and the A55 Expressway, creating a truly rare opportunity to acquire one of the region's finest country homes.



www.cavendishproperties.co.uk



Approached via twin gated entrances and a long private driveway, this beautifully restored former shooting lodge occupies an idyllic setting within approximately 8.8 acres of enchanting mature woodland.



Sympathetically enhanced to an exceptional standard, the property effortlessly blends period charm with contemporary comfort, creating a home of remarkable warmth and distinction.

Every aspect of the property has been carefully designed to embrace its spectacular woodland setting.

The heart of the home is a beautifully proportioned lounge, where doors open onto an impressive, covered veranda.

Living Room

The lounge is a very spacious light and airy room with high ceilings and contemporary wood stove.

Living Room-leading to Veranda



It opens seamlessly onto an impressive covered veranda, creating an elegant outdoor entertaining space overlooking a cascading water feature, ornamental pond and the ancient woodland beyond. It is a setting that changes beautifully with the seasons, offering complete tranquillity and an ever-changing backdrop of native flora and wildlife.



This lovely outdoor living space provides the perfect setting for entertaining family and friends or simply relaxing while overlooking a delightful cascading water feature and the surrounding woodland beyond

workshops, studio space, recreational equipment or those wishing to operate a business from home.

ROOM MEASUREMENTS

Lounge 22'2 x 16'7 Kitchen/Dining Room 24'4 x 12'1
Bedrooms 11'2 x 10'10. 12'4 x 7'11. 9'2 x 8'2. Study/Bed 4
8'10 x 7'2 Bath/Shower rooms 10'4 x 6'4 & 7'11 x 4'5 Utility
Area 8'9 x 7'7

DIRECTIONS

What 3 Words.. punch.reeling.soaps

TENURE

Freehold.

COUNCIL TAX

ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be

viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

Strictly by prior appt with the agents.



excellent accessibility, with the A55 Expressway providing swift connections to Chester, Liverpool, Manchester and the wider motorway network, as well as the outstanding coastline and mountains of North Wales.



Set in a secluded setting within mature trees high above the cottage is a delightful timber framed and panelled cabin with integral BBQ and wide timber decking. It is approached over a long impressive set of stairs or through the upper woodland

Studio



A detached studio, currently utilised as a home office, offers additional flexibility together with an adjoining storeroom, making the estate equally suited to modern hybrid working. Despite its remarkable sense of privacy, the property enjoys

Workshops



Complementing the lifestyle on offer are substantial purpose-built workshops extending to approximately 1,200 sq ft, together with a large garage and adjoining implement store, providing exceptional space for classic car collections,



Kitchen - Dining Room



The kitchen/dining room is well equipped with a range of fitted cabinets and work surfaces whilst the dining area has a high vaulted glazed roof to provide a high degree of natural light.



Bedrooms



There are four comfortable bedrooms, two of which overlook the large veranda.





veranda



The estate has been thoughtfully curated to celebrate outdoor living. A gentle stream meanders from the natural swimming pool through the woodland, cascading into a picturesque pond beside the veranda, creating a soothing soundtrack throughout the seasons. Beyond, timber stairways ascend through the trees to an elevated woodland deck and secluded entertaining area — a magical setting for al fresco dining, evening drinks or simply enjoying the peace and beauty of this remarkable private sanctuary.



Shower rooms



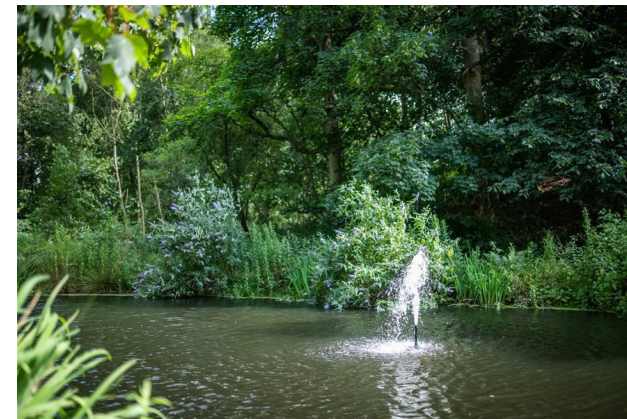
Two highly appointed shower rooms.



Swimming Pool



One of the estate's most enchanting features is a beautifully crafted detached timber lodge, positioned beside a stunning natural swimming pool. Created in harmony with its woodland surroundings, this unique feature offers crystal-clear waters for wild swimming, together with a timber bathing platform, creating an extraordinary wellness retreat immersed in nature. Whether enjoyed for invigorating morning swims, peaceful afternoons or entertaining guests, it provides an exceptional lifestyle experience rarely found within a private residence.



Private woodland walks weave through the estate, leading to peaceful clearings, elevated seating areas and secluded retreats, inviting exploration and moments of quiet reflection within this remarkable natural sanctuary.



Timber Lodge Cabin



The self-contained timber lodge enjoys delightful views across the natural swimming pool and woodland, offering beautifully appointed guest accommodation or an idyllic escape for creative pursuits, relaxation or multi-generational living.

