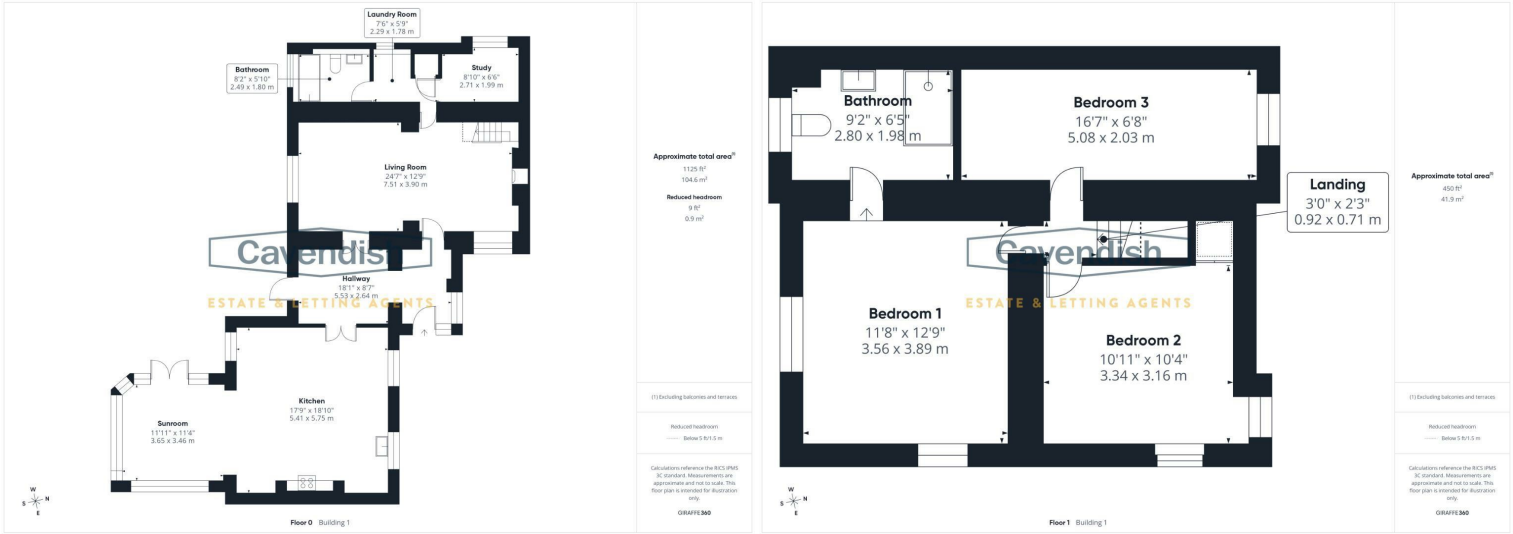




Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F		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

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

The Cottage Rhes-Y-Cae

Holywell,
CH8 8JG

Offers Over
£425,000

Nestled in the heart of the picturesque hilltop village of Rhes-y-cae, The Cottage is a beautifully presented three-bedroom detached stone cottage enjoying a truly enviable setting on Halkyn Mountain. Surrounded by open countryside and common land, the property boasts breathtaking panoramic views stretching across the Clwydian Range towards Moel Famau, creating a peaceful rural retreat whilst remaining within easy reach of Mold, Holywell and the A55 Expressway. A charming detached stone cottage offering three double bedrooms, character-filled living accommodation, generous gardens, a double garage and useful outbuildings.

Location

Rhes-y-cae is a picturesque rural village set high on Halkyn Mountain, renowned for its breathtaking scenery, peaceful surroundings and abundance of countryside walks. Surrounded by open common land and rolling hills, it offers a tranquil lifestyle whilst remaining conveniently located just 10–15 minutes from Mold and Holywell, with excellent access to the A55 Expressway providing straightforward links to Chester, North Wales and beyond. The nearby Clwydian Range Area of Outstanding Natural Beauty offers endless opportunities for walking, cycling and outdoor pursuits, making this an ideal location for those seeking a balance of rural living and everyday convenience.

External



Approached via a gravel lane, the property immediately impresses with its charming stone façade and generous parking. A detached double garage with twin up-and-over doors is complemented by a gravel driveway providing parking for four vehicles, whilst a further gated driveway within the stone-walled grounds offers additional private parking.

Entrance Hallway

5.53 x 2.64 (18'1" x 8'7")



Stepping through the attractive stained-glass entrance door, you are welcomed into a bright entrance hall where grey tiled flooring and a glazed porch flood the space with natural light. Exposed beams and traditional timber doors immediately set the tone for the character found throughout the home. The hallway continues towards the rear of the property with further glazing overlooking the gardens and access to the principal living accommodation.

Kitchen

5.41 x 5.75 (17'8" x 18'10")



The spacious kitchen/dining room is beautifully in keeping

Double Garage

5.55 x 5.48 (18'2" x 17'11")



Garden store

4.12 x 3.17 (13'6" x 10'4")



Tenure

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax

* Council Tax Band G - Flintshire County Council.

AML

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

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.

Award Winning Lettings Service

If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

Viewings

By appointment through the Agent's Mold Office 01352 751515.

Our photos might have been enhanced with the help of AI. FLOOR PLANS - included for identification purposes only, not to scale.

Directions

What Three Words- ///stunner.moved.untruth if you type these three word into the what three words website it will give you direction from your location to the property.

Bedroom 3 5.08 x 2.03 (16'7" x 6'7")



Bedroom Three is a generous double room with useful alcove space ideal for wardrobes and enjoys plenty of natural light from its side-facing window.

Rear External



The Cottage offers a rare opportunity to acquire a charming country cottage in one of Flintshire's most desirable rural villages, combining traditional character with practical family accommodation and some of the finest countryside views the area has to offer.

Garden



The gardens wrap around the cottage and have been thoughtfully landscaped to make the most of the spectacular setting, with mature trees, established planting and several seating areas to enjoy the far-reaching views. A sheltered paved patio sits directly outside the rear entrance, alongside a useful wood store, outside tap and gravel seating area. The lawned garden extends to a lower level where there is a timber garden shed together with a substantial outbuilding with power, ideal as a workshop, studio or hobby room.



with the cottage's character. Traditional wooden wall and base units are complemented by work surfaces, a ceramic Belfast-style sink, complimenting worktops and an oil-fired AGA cooker set beneath an attractive mantle. Exposed ceiling beams, feature lighting and a central island create a welcoming family kitchen with ample space for dining and entertaining.



Conservatory 3.65 x 3.46 (11'11" x 11'4")



Leading directly from the kitchen is a delightful conservatory, enjoying uninterrupted views across the rear garden and surrounding countryside. With terracotta tiled

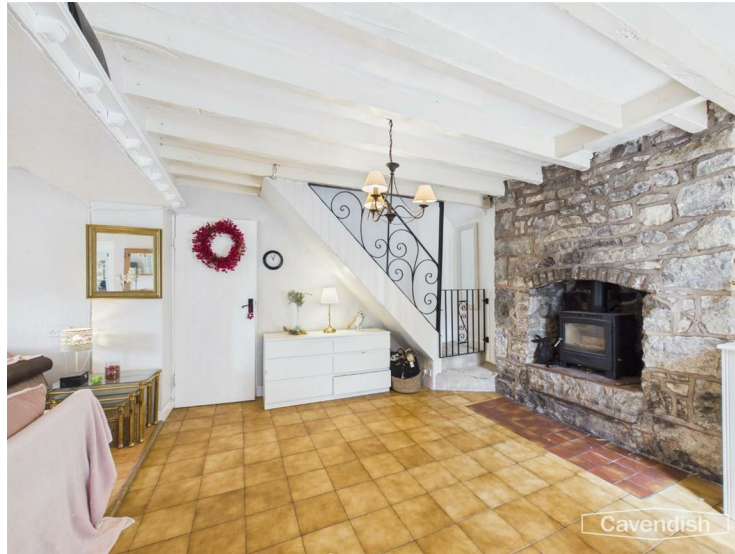
flooring, radiator, ceiling fan and French doors opening onto the patio, this is a superb year-round reception room.

Living room 7.51 x 3.90 (24'7" x 12'9")



The living room is full of warmth and charm, centred around an impressive stone fireplace housing a wood-burning stove which provides a wonderful focal point. Exposed ceiling beams, terracotta flooring, carpeting to the staircase, and windows to both the front and rear elevations create a bright yet cosy atmosphere. An open archway leads through to the second seating area where wood-effect flooring, additional exposed beams and dual radiators provide a versatile family living space with lovely garden views.





Downstairs Bathroom
2.49 x 1.80 (8'2" x 5'10")



Adjoining this is a stylish ground floor family bathroom fitted with a contemporary white suite incorporating a bath with mains-fed rainfall shower, vanity unit, heated towel rail and attractive stone-effect tiling

Study
2.71 x 1.99 (8'10" x 6'6")

Also located on the ground floor is a versatile additional room which would make an excellent home office, hobby room or further storage area.



A practical utility room offers space and plumbing for laundry appliances together with additional storage and houses the Worcester oil-fired combination boiler.

Primary Bedroom
3.56 x 3.89 (11'8" x 12'9")



The first floor continues the cottage's charm with exposed character features and peaceful countryside outlooks. The principal bedroom enjoys dual-aspect windows framing stunning mountain views, together with access to a modern en-suite shower room.



Ensuite
2.80 x 1.98 (9'2" x 6'5")



En-suite shower room featuring a large walk-in mains shower, heated towel rail and contemporary fittings.

Bedroom 2
3.34 x 3.16 (10'11" x 10'4")



Bedroom Two is another comfortable double bedroom with dual-aspect windows, pleasant rural views and useful built-in storage above the staircase, making it equally suitable as a guest room, children's bedroom or home office.