

**10a Rhyddyn Hill.**  
Caergwrle, Wrexham,  
LL12 9EB

**NEW**  
**£500,000**

**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**

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Cavendish Ikin trading as Cavendish Estate Agents Ltd.

An exceptional country residence set within approximately 3.98 acres of private grounds, this substantial four-bedroom detached home in Caergwrle offers a rare combination of space, versatility, and lifestyle appeal. Enjoying an elevated position with far-reaching views towards Hope Mountain and the surrounding Welsh countryside, the property provides a tranquil and private setting, perfectly suited to modern family living.

Designed with flexibility in mind, the accommodation extends across generous proportions and includes multiple reception rooms, a bright and airy sunroom that seamlessly connects indoor and outdoor living, and a dedicated home office ideal for remote working. A key feature of the home is the inclusion of a lift, enhancing accessibility and future-proofing the property for a range of buyers.

The principal suite offers a luxurious retreat, complete with a bespoke dressing room and en-suite bathroom, while further bedrooms provide ample space for family and guests. The layout also lends itself well to multi-generational living, with ground floor bedroom and bathroom facilities already in place.

Externally, the property continues to impress with beautifully landscaped gardens, patio seating areas, and productive allotment space, alongside extensive driveway parking and the benefit of two garages. The adjoining stable block and outbuildings present exciting potential for equestrian use, business opportunities, or further development (subject to planning), adding to the overall versatility of the home.

The inclusion of private woodland, rich with seasonal bluebells and established walking routes, creates a truly special lifestyle offering—perfect for those seeking a connection with nature while remaining within easy reach of local amenities and commuter links to Mold, Wrexham and Chester.

Combining generous living space, outstanding views, equestrian potential, and long-term adaptability.

**Location**

Caergwrle is a well-regarded village offering a blend of rural tranquillity and everyday convenience. The area benefits from local amenities, schools, and excellent transport links, with easy access to Mold, Wrexham, and Chester.

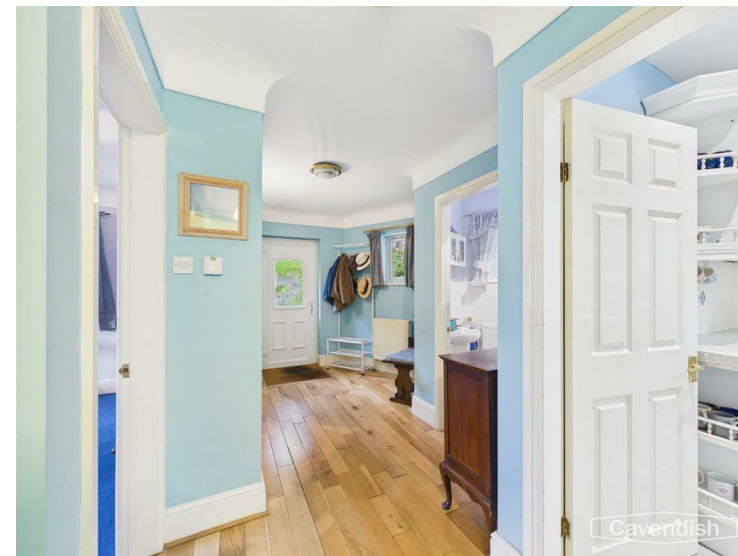
Surrounded by rolling countryside and close to landmarks such as Hope Mountain, the location is ideal for walking, cycling, and outdoor pursuits, while still being within reach of major road networks for commuting across North Wales and the North West.

**External and Driveway**

The property is approached via a tarmac driveway providing ample parking and access to two separate garages. The surrounding gardens are beautifully arranged with patio areas, ponds, and tiered landscaping, all enjoying stunning views over the Welsh hills.

**Entrance hallway**

2.29 x 3.68 (7'6" x 12'0")



The property is entered via a UPVC and glazed door into a welcoming entrance hallway, finished with warm wood flooring and offering access to the principal upstairs accommodation. A conveniently positioned cloakroom and fitted storage.

**WC**

1.06 x 1.93 (3'5" x 6'3")

A conveniently positioned cloakroom/WC features white sanitary ware, wall tiling, radiator.

**Dining Room**

4.89 x 3.68 (16'0" x 12'0")



Positioned to the front of the property, the dining room is a beautifully proportioned space with dual-aspect double-glazed windows framing far-reaching views towards the surrounding

**Drive****Agents Notes****Tenure**

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

**Council Tax**

\* Council Tax Band H - Flintshire County Council.

**AML**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**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 Wining 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**

Cavendish Estate Agents - Mold 1 High St, Mold CH7 1AZ Head towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 4th exit onto A541 0.7 mi Continue straight to stay on A541 4.0 mi Turn left onto Fagl Ln 2 min (0.7 mi) Turn right onto Hawarden Rd/A550 2 min (0.6 mi) Follow Rhyddyn Hill to your destination 50 sec (0.3 mi) Turn left onto Rhyddyn Hill 0.3 mi Turn left 10 A Rhyddyn Hill Caergwrle, Wrexham LL12 9EB

**Stables**



For equestrian or development potential, the stable block outbuilding offers extensive accommodation, including multiple rooms, a kitchen area, WC, and a former hayloft. While currently ancillary, it presents exciting scope (subject to planning). 89 square meters 958 square feet.

**Garage 2**

5.04 x 4.87 (16'6" x 15'11")

**Front Garden**



**Woodland**



A standout feature is the inclusion of approximately 3.98 acres of private woodland, rich with natural beauty including bluebell woodland and established walking tracks—ideal for those seeking a lifestyle close to nature.

**Rear Garden**



countryside, including Hope Mountain. The room is finished with carpeting, decorative ceiling, and twin pendant lighting ideal for both formal dining and entertaining.

**Living room**

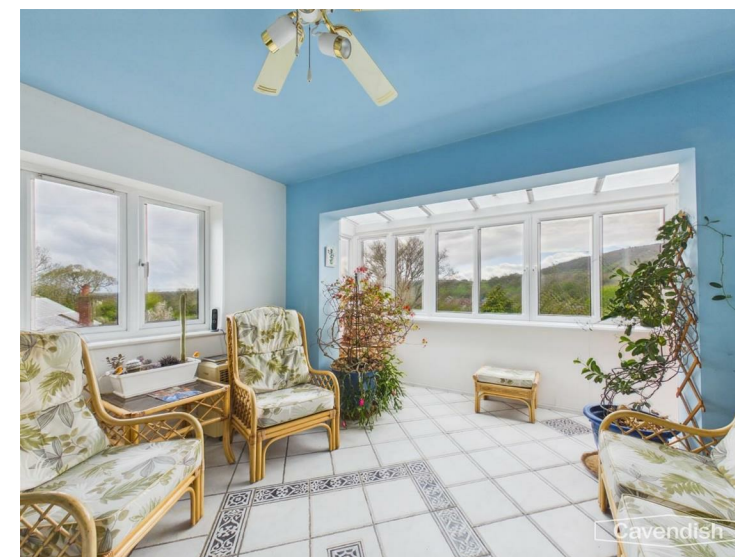
4.38 x 4.94 (14'4" x 16'2")



The main living room is an inviting retreat, centred around a feature gas fireplace with ornate surround. Large windows and an adjoining conservatory-style sunroom create a wonderful sense of light and space, with panoramic views across the surrounding countryside.

**Garden room**

4.38 3.74 (14'4" 12'3")



The sunroom has real Mediterranean feel to it, with its tiled flooring and wraparound glazing, offers a seamless connection

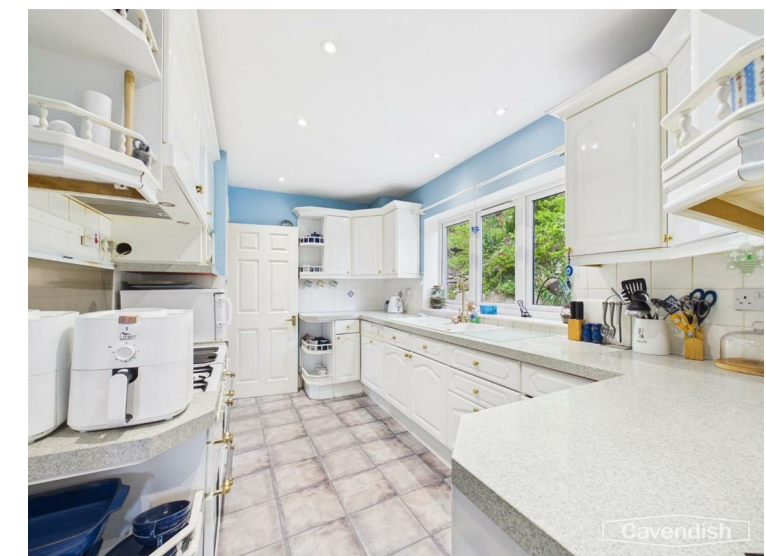
between indoor and outdoor living perfect for relaxing or entertaining year round.

**Kitchen**

2.48 x 3.86 (8'1" x 12'7")



The kitchen is both practical and bright, fitted with a range of white wall and base units complemented by contrasting worktops and a composite sink with mixer tap. Integrated appliances include a four-ring gas hob, double electric ovens, and extractor hood, while dual-aspect windows overlook the gardens. LED lighting and a radiator complete the space.



**Rear Hallway**

3.34 x 1.12 (10'11" x 3'8")

A rear hallway provides further access to the utility room office with a lift which lowers down to the ground floor.

**Utility**

2.26 x 3.49 (7'4" x 11'5")



A useful utility room continues the kitchen styling, offering additional storage, worktops, and space for appliances rear door to the garden.

**Office**

2.24 x 3.50 (7'4" x 11'5")



A dedicated home office provides a quiet and practical workspace, complete with fitted wooden desk and storage, radiator, and a pleasant outlook ideal for modern home working.

**Downstairs Entrance and Hallway**



**Primary bedroom**

4.34 x 3.57 (14'2" x 11'8")



The principal suite is an impressive and tranquil sanctuary. The bedroom itself is generously sized, complemented by a bespoke dressing room with extensive fitted wardrobes and storage solutions.

**Dressing area**

3.17 x 1.70 (10'4" x 5'6")

**Ensuite**

3.17 x 2.31 (10'4" x 7'6")

The en-suite is well-appointed with a corner shower, WC, bidet, and vanity basin, finished with tiled flooring and walls, creating a functional yet comfortable private space.

**Bedroom 2**

2.33 x 3.70 (7'7" x 12'1")



A spacious double bedroom with fitted wardrobes, dual windows, and access to a private en-suite featuring a corner shower, WC, and basin perfect for guests or multi-generational living.

**Ensuite**

1.73 x 1.65 (5'8" x 5'4")

**Bedroom 3**

3.24 x 3.49 (10'7" x 11'5")



A generous double room, currently arranged with twin beds, offering ample space and natural light.

**Bedroom 4**

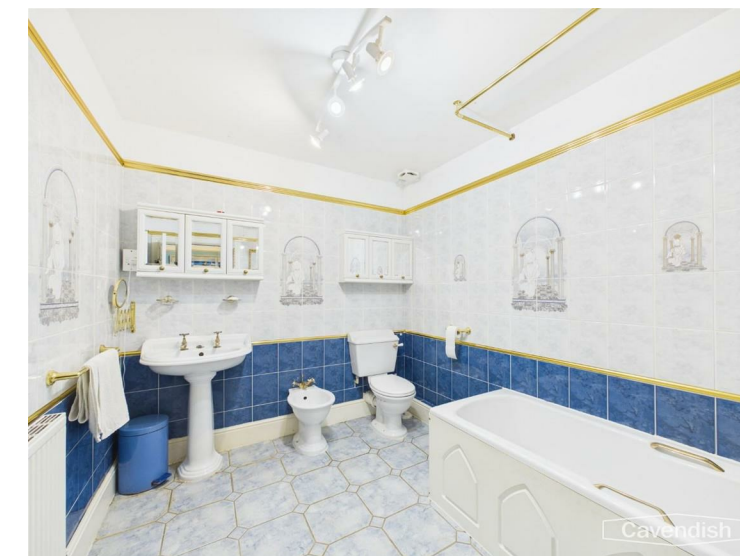
2.00 x 2.36 (6'6" x 7'8")



A comfortable single bedroom, ideal as a nursery, study, or additional guest room.

**Family Bathroom**

2.32 x 2.95 (7'7" x 9'8")



The main family bathroom is fitted with a four-piece suite including bath with handheld shower, separate WC, bidet, and basin, complemented by extensive tiling and practical storage.

**Garage 1**

4.92 x 5.37 (16'1" x 17'7")