



KIRKMICHAEL, South Street, Caerwys CH7 5AF

**PETER LARGE**  
*The Plum Collection*





KIRKMICHAEL  
SOUTH STREET  
CAERWYS  
FLINTSHIRE  
CH7 5AF

This period Victorian double fronted residence provides a rare opportunity to acquire a substantial and versatile property arranged over three floors. It offers a wealth of charm and character along with modern refinements. Having the additional benefit of a separate two storey stone cottage and a detached Garage/Workshop.

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## **DESCRIPTION**

This period Victorian double fronted residence provides a rare opportunity to acquire a substantial and versatile property arranged over three floors. It offers a wealth of charm and character along with modern refinements. Having the additional benefit of a separate two storey stone cottage (currently being utilised as an Air B&B accommodation) along with a large detached Double Garage offering storage to its first floor and a driveway providing off road parking. The main property enjoys two reception rooms, fitted kitchen with breakfast area, cloakroom and utility porch. Having six bedrooms, a home gym, family bathroom, and master suite with dressing room/en-suite facility. The extensive lawned rear garden is a particular feature bounded to part by stone walling and enjoying a south westerly aspect.

Situated near to the centre of this picturesque town boasting an array of shops catering for most every day needs with a popular Inn & restaurant and primary school. The A55 expressway is easily accessible making commuting to all North Wales Coastal towns, Chester and beyond.

A solid timber Entrance Door into

## **VESTIBULE**

With original Minton tiled floor, cornice ceiling, power points, wall mounted meter cupboard and a timber and etched glass door with side panels into:-

## **HALLWAY**

With double glazed sliding patio doors enjoying an outlook and access to the rear garden useful under stair storage cupboard and power points.

## **SITTING ROOM**

Having exposed floor boards, sash window to the front elevation, picture rail, Victorian style radiator, cornice ceiling with ceiling rose and power points.

## **DINING ROOM**

With exposed timber floor boards, built-in storage cupboard, sash window to the rear elevation, radiator, picture rail and cornice ceiling.

## **KITCHEN/BREAKFAST ROOM**

Having a range of cream fronted base cupboards and drawers with matching wall units, two glass fronted China display cabinets, void for a American style fridge with built-in larder unit including a 'Neff' microwave, void for a range style cooker with concealed convector hood over, feature central island with one and a quarter bowl sink with antique style mixer tap over, polished granite worktops with cupboards beneath, integrated dishwasher and washing machine with matching front décor panel. French doors give access to the rear garden. To the breakfast area there is a feature cast iron open fireplace, radiator, slate tiled floor, sash window to the front elevation.

## **UTILITY PORCH**

With radiator, wall mounted cupboard, worktop surface, part tiled walls, cupboard housing the oil fired boiler serving the heating system and domestic hot water, access to the garden, continuation of the tiled floor and a double glazed window.

## **CLOAKROOM**

Having a low flush w.c., wash hand basin set into vanity unit, frosted window to the rear, continuation of the tiled floor and panelled walls to part.

Stairs from the Hallway rises up to the First Floor accommodation and Landing with cornice ceiling, sash window to the rear and power points.

## **MASTER SUITE**

Having a sash window to the front and side elevation, cornice ceiling, radiator with cover, power points and double doors lead into:-

## **ENSUITE/DRESSING ROOM**

With floor to ceiling storage with louvre doors, sash window overlooking the rear garden, double panelled radiator, opening to the **ENSUITE AREA** Having a four piece suite comprising shower cubicle with rainfall shower head, bidet, low flush w.c., pedestal wash hand basin with tiled splashback.

## **BEDROOM TWO**

Having a radiator, cornice ceiling, power points and a sash window to the front elevation.

## **BEDROOM THREE**

With two built-in storage cupboards, radiator, power points, sash window to rear and side elevations.

## **BEDROOM FOUR**

With sash window to front elevation, radiator and power point.

## **FAMILY BATHROOM**

Having a four piece suite comprising tongue and groove panelled bath, large walk-in shower glass screen housing a 'Mira' shower, low flush w.c., pedestal wash hand basin, part panelled walls to dado height, Victorian style radiator with heated towel rail, tiled floor, windows to rear and side elevations.

Stairs from Landing lead to the Second Floor

## **BEDROOM FIVE**

Having useful storage to the eaves, radiator and windows to the side elevation.

## **HOME GYM/DRESSING ROOM**

With radiator, 'Velux' style window, eaves storage and laminate wood effect flooring, door into:-

## **BEDROOM SIX**

Having storage to the eaves, two windows to the side elevation and radiator.



## **THE COACH HOUSE**

Having a timber door into **HALLWAY**

With a wall mounted electric heater, laminate wood effect flooring, window to side and a under stairs storage cupboard.

## **GROUND FLOOR BEDROOM**

With a continuation of the laminate wood effect flooring and power point.

## **SHOWER ROOM**

Having a shower cubicle housing a 'Triton' shower with tiled walls, low flush w.c., wash hand basin set into vanity unit and a heated towel rail.

Stairs from the Hallway leads up to:-

## **OPEN PLAN LIVING ACCOMMODATION WITH KITCHEN AREA**

Having a range of fitted base cupboards and drawers with worktop surface over, built-in electric oven and a four ring 'Lamona' electric hob, one and a quarter single drainer sink, wall mounted units, space for dining table, laminate flooring, two roof window and window to the front elevation with shutters.

## **GARAGE/WORKSHOP**

This two storey detached stone built building has bi-fold doors giving access to the Garage/Workshop area with part currently being used as a home OFFICE with personnel door to side. Stairs lead up to the first floor providing a large storage area with w.c. and sink.

## **OUTSIDE**

A wrought iron gate with railings lead to the front entrance of the main residence with gravelled driveway to side providing off road parking for two vehicles. Electric gates give access to additional off road parking and access to the two storey **DETACHED GARAGE/WORKSHOP**. The enclosed rear garden is a particular feature with extensive lawn, various seating areas ideal for alfresco dining, established trees, borders display mature shrubs and plants of interest with a **SUMMER HOUSE** and decked area ideal for a hot tub if required. Bounded by some stone walling and timber fencing providing privacy.

## **SERVICES**

Mains electric, water and drainage are believed available or connected to the property with oil fired heating. All services and appliances are not tested by the Selling Agent.

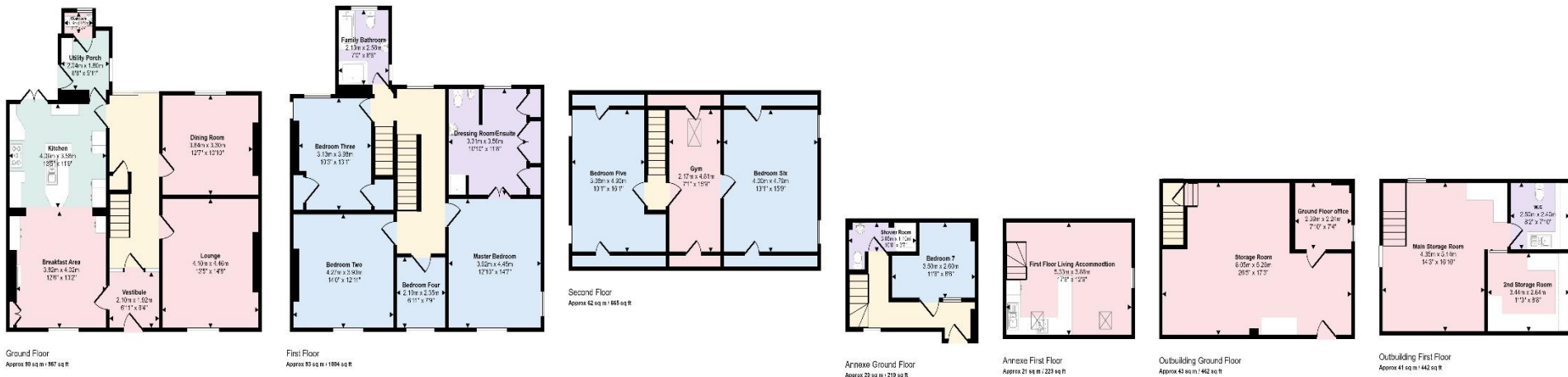
## **DIRECTIONS**

From the Prestatyn office turn left and continue along Meliden Road, proceed through the villages of Meliden, Dyserth and Trelawnyd to the roundabout and follow the signs for Caerwys. On entering Caerwys the property will be seen on the right hand side by way of a 'For Sale' sign.

**TENURE** - Freehold

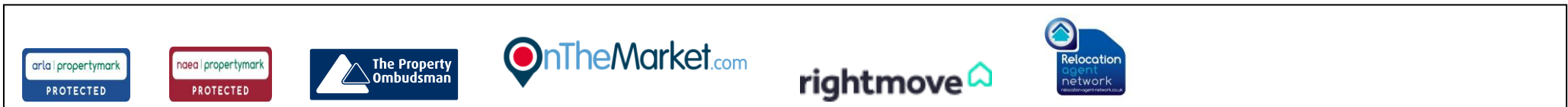
**COUNCIL TAX** - G Flintshire County Council

**EPC** – F



Detail line height: 15m

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