



Maen Cottage  
Mold, Flintshire



# Maen Cottage

Stryt-Cae-Rhedyn, Leeswood  
Mold, Flintshire, CH7 4SS.

A delightful 3/4 bedroom cottage with outbuildings set within 3.5 acres.

- **3/4 Bedrooms & Family Bathroom**
- **Kitchen/Breakfast Room, Utility, w.c.**
- **Lounge, Dining Room, Snug/Office**
- **Double Garage**
- **Stable & Lean to building**
- **Shippon/Workshop, TackRoom & Tool Shed**
- **Scope for further Stables if required**
- **Far Reaching Views**
- **Double Gated Entrance**
- **Large Parking & Turning Area**
- **In all about 3.5 Acres**

Leeswood 1m | Mold 2.5m | Wrexham 10m |  
Chester 13m | Corwen 19m | Shrewsbury 39m



## Description

Maen Cottage is an extended three bedroom detached cottage with good outbuildings and a large garage & stable which has the benefit of three paddocks extending to approximately 3.5 acres in total, ideal for equestrian or commercial use.

The property sits elevated just to the edge of the popular village of Leeswood, just 2.5 miles from Mold. The property has been extended over time to provide good family sized accommodation providing a spacious Kitchen/Breakfast Room with multi-fuel burning stove and windows to the front and side overlooking the entrance drive and views beyond.

The generous Dining Room gives access into the large Lounge with open fireplace and glazed doors out to the rear patio which provide great light into the room. There is an **Office/Snug** to the front which has been previously used as a fourth bedroom.

A front door with entrance porch leads into the hallway through to the Utility room with rear entrance door off the rear parking sweep. To first floor level, there are three bedrooms and a recently installed bathroom with white suite, panelled bath and shower above. Attic access off the landing for storage.

## Externally

A double garage with pitched roof, concrete floor and externally rendered walls is positioned off the entrance with large gravelled parking sweep between. The brick built shippon offers good storage space and a workshop area suitable for conversion to a stable. One large stable is built to the rear of the brick shippon building which opens out to the paddocks and has a lean-to open fronted storage area to its side. The property is set within 3.5 acres, split into three paddocks mainly to the rear with far reaching views beyond. Currently stock fenced and divided into three paddocks providing an excellent opportunity for a small equestrian premises with scope for further development subject to the relevant planning permissions.

## The property in more detail:

Part glazed wood panelled front door to:

**Entrance Porch** - 4'5" x 3'0" (1.35m x 0.91m) - Single glazed windows to either side. Quarry tiled floor and glazed panelled inner door to:

**Reception Hall** - Staircase to the first floor with spindles and storage cupboard beneath, and radiator.

**Snug / Bedroom Four** - 12'0" x 9'7" (3.66m x 2.92m) - Double glazed window to the front, feature stone fireplace and hearth, shelving into alcove, TV aerial and telephone points, and radiator.

**Dining Room** - 17'4 x 9'4" (5.28m x 2.84m) - An extended room with secondary double glazed window to the rear elevation with views over the gardens and fields. Open beamed ceiling and radiator. Glazed panel door to:

**Lounge** - 18'3" x 13'5" max (5.56m x 4.09m max) - An attractive and well lit room with double glazed bow window to the front elevation and double glazed patio door to the rear with views over the surrounding countryside. Open beamed ceiling, feature stone fireplace / chimney breast with matching hearth, open grate, exposed beam and TV plinth. Two wall light points, two double panel radiators and TV aerial point.

**Kitchen / Breakfast Room** - 19'7" x 11'10" (5.97m x 3.61m) - A spacious open plan room with double glazed windows to the front and side elevations with views. Feature stone clad fireplace with quarry tiled hearth and multi fuel Villager stove with boiler interconnecting with the hot water system. Open beam ceiling, TV aerial point and telephone point. The kitchen is fitted with a range of solid oak fronted base and wall units with granite effect worktops, inset sink unit with mixer tap and tiled splash backs. Two glazed display cabinets and range of integrated appliances comprising Neff double electric oven, microwave, ceramic hob and cooker hood. Void and plumbing for dishwasher and space for fridge. Two radiators.





**Utility / Rear Porch** - 9'4" x 9'1" (2.84m x 2.77m) - Single glazed window, stable door to outside, fitted base and wall units, worktops, inset sink unit and plumbing for washing machine. Tiled floor and sliding door to:

**Cloak Room / Wc** - Comprising low flush WC, tiled floor, oil fired central heating boiler and double glazed window.

**First Floor Landing** - Double glazed windows to the front and rear elevations with far reaching views. Access to roof space.

**Bedroom One** - 11'11" x 12'1" (3.63m x 3.68m) - Double glazed windows to the front and side elevations with views. Radiator.

**Bedroom Two** - 11'11" x 9'7" (3.63m x 2.92m) - Double glazed window to the front. Radiator.

**Bedroom Three** - 9'8" x 7'2" (2.95m x 2.18m) - Double glazed window to the rear with views. Radiator.

**Bathroom** - 11'8" x 7'0" (3.56m x 2.13m) - Newly refurbished (2013) with a white suite comprising panel bath with mixer shower tap and screen, pedestal wash basin and low flush WC. Attractive part tiled walls, radiator, double glazed window and large airing cupboard with hot water cylinder tank.

### Externally

The property is approached via a wide splayed entrance with two ranch style gates opening to a large forecourt / parking area with access to the garage, outbuildings and adjoining land.

**Gardens** - Informal lawn gardens extend to the left hand side elevation and rear of the property with mature bushes and shrubs together with patio area adjoining the rear of the house. Outside tap and light.





Erw Las

Hillbrae

Frondeg

Haulfryn

Trosalyn

Maen  
Cottage

171.3m

Bryn Brith

Bryn Hyfryd

Bryn-yr-haul

Total Area : 3.500 acres (1.416 ha)



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## Outbuildings

**Shippon** - 14'8" X 10'7" (4.47m X 3.23m) - Power points.

**Stable** - 3.39m X 4.86m, pitched roof, concrete floor, blockwork walls and power.

**Tool Shed/Tack Room** – 3.22m X 2.14m, brick built with pitched roof and concrete floor.

**Double Garage** - 18'10" x 17'6" (5.74m x 5.33m) - Wooden doors to the front. Power and light installed.

## Land

About 3 acres of grazing land located predominantly to the rear of the property, divided into three paddocks and providing ideal pasture for either horses or livestock.

## Directions

From Mold, follow the B5444 Wrexham Road southeast towards Wrexham, follow straight over the roundabout continuing on the B5444. Follow for about a mile then turn right, signposted for Leeswood. Follow this road for another mile and a half and the property will be on the Right hand side entered through double entrance gates.

## Services

Mains Water, Electricity & Drainage  
Oil fired Central Heating  
EPC: E  
BT Infinity Broadband available  
Local Authority - Flintshire County Council



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