



Voel View, Brynford, Holywell, Flintshire, CH8 8AH

- A delightful Lifestyle Equestrian Property, 2/3 Bed Cottage, Stable Yard, Manege, & approx 3 acres near Holywell, Flintshire.
- Kitchen, Utility, Hallway, Dining Room, Lounge, Study / 3rd Bed, Entrance Porch, 2 double Beds, Family Bathroom.
- Attached Workshop, expired PP to extend house at Ground and FF Level.
- Well planned 5/6 Box Stable Yard, Tack & Feed Rooms, Wash Box & Store area.
- 21m x 43m Manege, silica sand, P & R fenced. Ample horsebox parking / turning.
- Fantastic out-riding direct from the property via extensive bridleway network.
- Oil Fired Central Heating, Double Glazed throughout.
- Superb access to A55, approx 2 mile from J32 (approx 20mins to Chester).
- Approx 3 acres.



£355,000

To arrange a viewing please contact [t. 01928 740 555](tel:01928740555) [f. 01928 740 609](tel:01928740609)
[e. r.burton@jacksonequestrian.com](mailto:r.burton@jacksonequestrian.com) www.jacksonequestrian.com

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equestrian.com



Distances Holywell 2.4m / Mold 10m / Chester 20m / Wrexham 22m / Liverpool 29m / Holyhead 67m

Situation The village of Brynford has a village shop, a church, a public house and a primary school, together with a private day nursery. The Holywell Golf Club is within walking distance of the property, and the market town of Holywell is a short drive away, where further shopping, leisure and education facilities can be found, together with an access point for the A55 Expressway (2 to 3 miles) & an approximately 20 minute drive to Chester.

Accommodation

Ground Floor Back door entrance into Utility 2.38m x 2.28m tiled flooring, ceiling light, window to rear aspect, space for fridge freezer, and central heating display from boiler.

Kitchen (13'5" x 7'10") tiled flooring, base and wall mounted kitchen units, Beko twin oven with 4 ring electric hob and extractor fan above, stainless steel sink with dual taps, space and plumbing for washing machine & dishwasher, ceiling lighting, exposed ceiling timbers, window to rear aspect.

New room

Hallway With under stairs storage area, stairs to first

floor, window to rear aspect, ceiling light, smoke alarm, radiator.

Dining Room (12'5" x 12'5")

Open fireplace with brick surround and hearth, radiator, exposed ceiling timbers, power points, television aerial point, window to front aspect.

Front Entrance Porch With slate flooring, ceiling light, windows to front aspect.

Lounge (13'7" x 12'6")

Fireplace housing Hunter multi fuel burner with stone hearth and brick surround, radiator, power points, television aerial point, exposed ceiling timbers, ceiling light, window to front aspect.

Study/Third Bedroom (11'9" x 9'5")

Dual aspect windows to front and rear elevation, radiator, ceiling light, exposed ceiling timbers, power points. Stairs to

First Floor Landing Window to rear aspect, radiator, ceiling light, smoke alarm, power points.

Bedroom One (12'8" x 12'4")

Open fronted fireplace, radiator, ceiling light, power points, window to front aspect.

Bedroom Two (12'7" x 12'4")

Fire surround, radiator, ceiling light, television aerial point, power points, window to front aspect.

Family Bathroom Stand alone bath, walk in shower, low flush

w.c, hand wash basin with dual taps, radiator, obscured glass window to rear aspect, ceiling light, tiled flooring.

Workshop Is attached to the house at ground floor level. It currently has dual doors to front and rear, power points, fitted work benches, ceiling lighting & houses the boiler & electric fuse boxes. NB. The vendor notes that there is an expired planning consent to extend the house at ground and first floor level.

Externally There is a good sized parking sweep to the rear of the property with stone wall and post and rail perimeter fencing. Gardens lay to the side and front of the property, with views across the properties excellent Manege & land.

The Stable Yard Is accessed via a secondary entrance gate into a good sized hard standing yard area with ample space for parking and turning Horseboxes / vehicles. This area is post and rail perimeter fenced. The Stables are of timber construction, with a concrete base, forecourt & yard area, pitched roof with canopy. Stables have rubber floor matting, lighting & hay baskets. The stable block has been well planned & cleverly designed to allow access to the rear paddocks in two separate places. An old static caravan is currently in situ and has been there for well over 10 years.



Two Stables 14' by 12'

Two Stables 12' by 12'

One Stable 18' by 12' Foaling Box

Tack room

Storage Area

Wash Box

Manege Approx 21m x 43m, the surface is silica sand with post and rail perimeter fenced. It provides an excellent on site facility for training.

Bridleways The property is linked directly from its gates to a superb Bridleway Network with access to miles of out riding across Brynford Common and beyond.

Land The property is set within approx 3 acres. The grass paddocks are on a very slight incline & the vendor reports they are exceptionally well draining. Paddocks are currently split into a large paddock and a couple of smaller paddocks via electric fencing. There is a water supply to paddocks is via a tap to the rear of the stable yard.

Services Services
Mains Water, Electricity & Drainage.
Oil fired Central Heating.
Upvc double glazed throughout.
Council Tax
Band E

Local Authority Flintshire County Council.

VIEWING STRICTLY BY APPOINTMENT

Through the Agents
Jackson Equestrian on
01928 740 555 or 01928 740 609

Directions

From Chester leave the A55 at Junction 32, down the slip road and turn right on to A5026 towards Holywell. After approx 1m at traffic lights turn left back on yourself on to B5121 towards Brynford. Proceed up the hill, back under the A55 and then turn left sign posted towards Pentre Halkyn, pass the village football pitch on your right & then turn immediately right onto access driveway. Follow this round for a few hundred yards to the property. CH8 8AH.

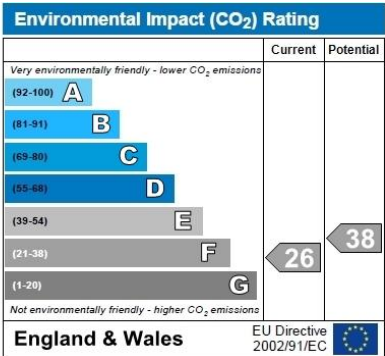
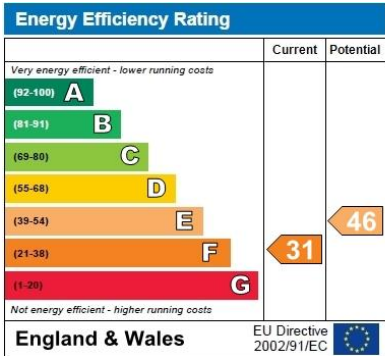
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jackson
equestrian.com



The Sugar House, Sugar Lane, Manley, Frodsham, WA6 9HW t. 01928 740 555 f. 01928 740 609