



Bryn Bellan, Bryn Road, Gwernaffield, Mold

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Bryn Bellan

Bryn Road, Gwernaffield, Mold, Clwyd, CH7 5DE

An elegant and characterful 5-bedroom period property and a barn in generous mature grounds

Mold 1.9 miles, A55 (J33) 4.7 miles, Buckley Station 6.6 miles (Wrexham 20 mins), Chester 16.2 miles, M53 (J5) 16.3 miles, Liverpool John Lennon Airport 34.4 miles

Reception hall | Kitchen | Rear Lobby | Drawing room | Dining room | Snug | Two cloakrooms | Utility room | Principal bedroom with en suite and dressing room | Family bathroom | 4 further bedrooms and attic room | Garage | Garden Barn | EPC rating F

The property

Bryn Bellan is a fine late Georgian attached residence offering over 3,600 sq. ft. of accommodation arranged over three light-filled floors, with stunning views across the garden and beyond. The property retains a wealth of original features, including tall, corniced ceilings, period top-hung and bay windows, feature fireplaces and more.

Entry to the property is made through a vestibule leading to the striking 23 ft. reception hall that provides an airy welcome to the home, with elegant, tiled flooring, a stairway to the first floor and access to a cloakroom. The trio of charming reception rooms have fine features, bespoke fitted cabinetry and fireplaces. These comprise a central drawing room with a walk-in bay opening directly onto a south to south-east facing terrace, an equally tasteful dual-aspect snug, and bi-fold doors leading into a bright formal dining room. The well-appointed kitchen features a varied range of shaker-style wall and base cabinetry and wooden worksurfaces, with rich wood floorboards, various integrated Siemens appliances and ample space for

informal dining and a lobby leading onto the garden, with mosaic tiled flooring, whilst French doors from the kitchen lead onto the courtyard. From the initial entrance hall, access is also made to the utility, boiler and store rooms.

The roomy first-floor landing branches off onto a family bathroom with half wood panelled walls and siding, a cloakroom and four well-proportioned bedrooms each with delightful views of the gardens and countryside. The fourth bedroom also benefits from an attached box room. The 19 ft. principal suite consists of a large bedroom with bay windows, a dressing area and a chic en suite shower room. To the second floor is a fifth bedroom and attic room, both accessed from the top landing.

Outside

The property sits within a large countryside plot, approached off a quiet country lane onto a gated gravelled forecourt, offering ample parking along with a detached garage and a versatile stone-built two-storey semi-detached barn. The well established garden is on two levels with gated steps to a lower lawn. The tranquil white upper garden features a sunken lawn with a redwood, mixed borders including roses and bulbs, a spacious terrace perfect for entertaining and a smaller terrace catching early evening sun. The lower garden has various trees, a wild bulb area under silver birches, two matching box hedged perennial borders and a trellis fenced ornamental cutting garden with shed. There is also a useful vehicle charging point in the courtyard.

Location

The desirable village of Gwernaffield offers a wide array of scenic walks and cycle routes and is just over 2.5 miles from the thriving market town of Mold. Mold provides an extensive range of shopping, educational and leisure facilities, with convenient road access to the A494 and the A55 expressway, providing links to the M53 motorway and the cities of Wrexham and Chester. Mainline rail links are also easily accessible, at the nearby village of Buckley.





Floorplans
 House internal area 3,607 sq ft (335 sq m)
 Garage internal area 286 sq ft (27 sq m)
 Barns internal area 530 sq ft (49 sq m)
 Total internal area 4,423 sq ft (411 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Directions

Follow Sat Nav to CH7 5DE
 What3words ozone.ripe.marathons

General

Local Authority: Flintshire
Services: Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Band G
Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.
Tenure: Freehold
Guide Price: £795,000
Agents note: There is a right of way over the neighbouring Bellan House Drive to the properties' garden gate at the rear.

Chester

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