



The White House

Pant Du Road, Eryrys, Mold, Denbighshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A well-proportioned and versatile family home with three successful holiday lets located in a beautiful rural setting

With its beautiful stone facade and well-appointed interiors, the property promises a delightful retreat for guests, while also serving as an inviting family home. The idyllic setting offers easy access to both local amenities and town centre facilities, providing a perfect blend of tranquillity and convenience.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE & 3 HOLIDAY LETS



0.52 ACRES



FREEHOLD



RURAL



2,622 SQ FT



**GUIDE PRICE
£850,000**



The property

The White House is an attractive four bedroom family home offering flexible living accommodation and, with its attached two bedroom holiday cottages and separate one bedroom annexe, offers the prospective purchaser the opportunity to continue its use as a thriving holiday let business or for use as an extended multi-generational family home.

The property has undergone significant restoration and renovation under the current owners, and is designed to provide an ideal family home while maximizing the picturesque views. It combines modern amenities with features such as solid oak flooring and staircase, quarry-tiled flooring, exposed beams, and original fireplaces.

The accommodation in the main house flows from a welcoming split-level reception hall with useful storage areas and a fitted utility room. It comprises a spacious drawing room with exposed beams, wooden flooring, and a feature fireplace with a multifuel burner. There is also a sitting room with

quarry-tiled flooring and a freestanding woodburning stove, as well as a generous slate-floored kitchen/breakfast room with a range of wall and base units, complementary granite worktops, a Rayburn stove, a Belfast sink, modern integrated appliances, and a door leading to a side porch and boiler room.

On the first floor the property offers a principal bedroom with vaulted ceiling with exposed A frame beams, feature arched window, wooden flooring and an en suite shower room (not completed, but connections are in place), three further double bedrooms - one with en suite shower room, and a family bathroom with bath and separate shower.

Attached to the main house are two single-storey holiday cottages, Meadow View and Alyn View, both with open plan kitchen/dining/living areas with freestanding woodburners and French doors to private terraces, two double bedrooms and modern fully-tiled shower rooms. The layout could be reconfigured to provide additional accommodation for the main dwelling if so required.



Outside

The property is approached off Pant Du Road via an unnamed country road, leading to a tarmac forecourt providing private parking for multiple vehicles and giving access to a detached outbuilding comprising a double garage with electric doors and a utility room, with external stairs rising to a first floor annexe "Woodland View" with an open plan kitchen/dining/reception room and French doors to a private balcony, a double bedroom and a bathroom with separate shower.

The generous garden is laid mainly to lawn bordered by mature hedging and features generous paved terraces off the main house and two holiday lets, affording breathtaking views over the stunning surrounding countryside.

Location

The property sits around ten miles from the England/Wales border in the Clwydian Range & Dee Valley National Park, near to Eryrys village which has a community centre, pub and mobile Post Office. Eryrys

and Nercwys villages are surrounded by miles of walking, cycling and riding routes. Independent and national shopping, a Tesco superstore and services including a community hospital can be found in Mold. Buckley town centre offers churches, supermarkets, a shopping precinct, medical centre, library, primary and secondary schooling, pubs, a leisure centre and golf club. More extensive amenities can be found in Flint, Wrexham and Chester.

Communications links are excellent: buses link Nercwys to Mold, the A55 links to North Wales, Chester and key regional centres in both Wales and England via the M56 (Manchester) and M53 (Liverpool) and Buckley and Penyffordd stations offer regular services to London.

The area offers a good selection of state primary and secondary schooling together with independent schools including Ruthin, Myddelton College. Bryn Tirion Hall and The King's and Queen's Schools further afield in Chester.



Distances

- Eryrys 1.0 mile
- Mold 4.4 miles
- A55 North Wales Expressway (Jct. 35) 8.7 miles
- Wrexham 11.5 miles
- Chester 16.8 miles
- Liverpool John Lennon Airport 37.5 miles

Nearby Stations

- Buckley (London Euston 2 hours 43 minutes)
- Penyffordd (London Euston 2 hours 46 minutes)

Key Locations

- Nercwys Forest
- Loggerheads Country Park
- Mold Castle
- Moel Famau
- Northop Golf Club

- Alyn Waters Country Park
- Erddig Hall and Garden (National Trust)
- Greenfield Valley Heritage Park
- Greenacres Animal Park
- Chester Zoo
- Wepre Park
- Snowdonia (Eryri) National Park

Nearby Schools

- Ysgol Bro Famau
- Ysgol Brynhyfryd
- St Brigid's School
- Elfed High School
- Castell Alun High School
- Myddelton College
- Bryn Tirion Hall School
- The King's School
- The Queen's School





Floorplans

Main House internal area 2,622 sq ft (244 sq m)
 Garages And Utility internal area 481 sq ft (45 sq m)
 Woodland View internal area 480 sq ft (45 sq m)
 Woodland View Balcony area = 47 sq ft (4 sq m)
 Holiday Lets internal area 1,174 sq ft (109 sq m)
 Total internal area 4,757 sq ft (442 sq m)
 For identification purposes only.

Directions

Postcode: CH7 4DD

///what3words: overnight.hologram.tasks - brings you to the driveway

General

Local Authority: Denbighshire County Council
Services: Mains water and electricity, oil-fired central heating and LPG, and private drainage. We understand that the private drainage at this property that does comply with the relevant regulations.

LPG runs the heating, hot water and cooking facilities in Woodland View.

Alyn & Meadow View both have underfloor heating run by their own oil-fired boiler.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: The White House: E

Alyn View: C

Meadow View: C

Woodland View: D

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Chester

The Coachworks, Northgate Street, CH1 2EY

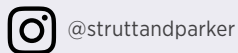
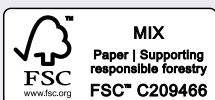
01244 354880

chester@struttandparker.com

struttandparker.com

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635061/JCR

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland,
 including Prime Central London

For the finer things in property.

