



Anchorage  
LIXWM, HOLYWELL

**LegatOwen**  
RESIDENTIAL

# Anchorage

LIXWM, HOLYWELL



A most attractive 3-bedroom home, nestled in the heart of the quaint village of Lixwm. In need of renovation, and providing an excellent opportunity to transform into a personalised home.



## FEATURES

- Three bedroom detached
- Great development/renovation potential
- Fantastic rural countryside views
- Outside storage
- Village location
- Freehold
- 0.34 Acres in total

## DESCRIPTION

The Anchorage is a wonderful home, in need of complete refurbishment and modification with immense potential to provide a delightful home. The property comprises an entrance porch, living room, dining room, kitchen, utility room, rear porch, three double bedrooms and a family bathroom. There is also an outside W.C/ shower block.

The property has an attractive gated entrance driveway with off road parking, substantial front garden, and outbuildings at the rear. There is an additional 0.14 Acres located to the side and rear of the plot providing development potential, subject to necessary planning. The property enjoys far reaching views across the Flintshire countryside.

## SITUATION

The property occupies a prime yet private position in the centre of Lixwm village, close to the local pub. The village is surrounded by farmland and situated on the southern slopes of Halkyn mountain with views over the Clwydian Range.

The village offers a variety of amenities including the well-regarded Primary School and has an excellent community.

The nearest main town is Holywell, and the traditional market towns of Mold and Denbigh can also be reached in under a 15 minute drive, all offering a larger selection of facilities. Lixwm is within easy access of the A55 expressway providing links to Chester, Liverpool and Manchester.







## TENURE

Freehold

## COUNCIL TAX

Band F

## METHOD OF SALE

The property is offered for sale by private treaty with written offers invited by informal tender before 12 noon Wednesday 22nd November. Please contact the agent to register interest and receive a bidding proforma.

## SERVICES

Mains water and electric.

## VIEWINGS

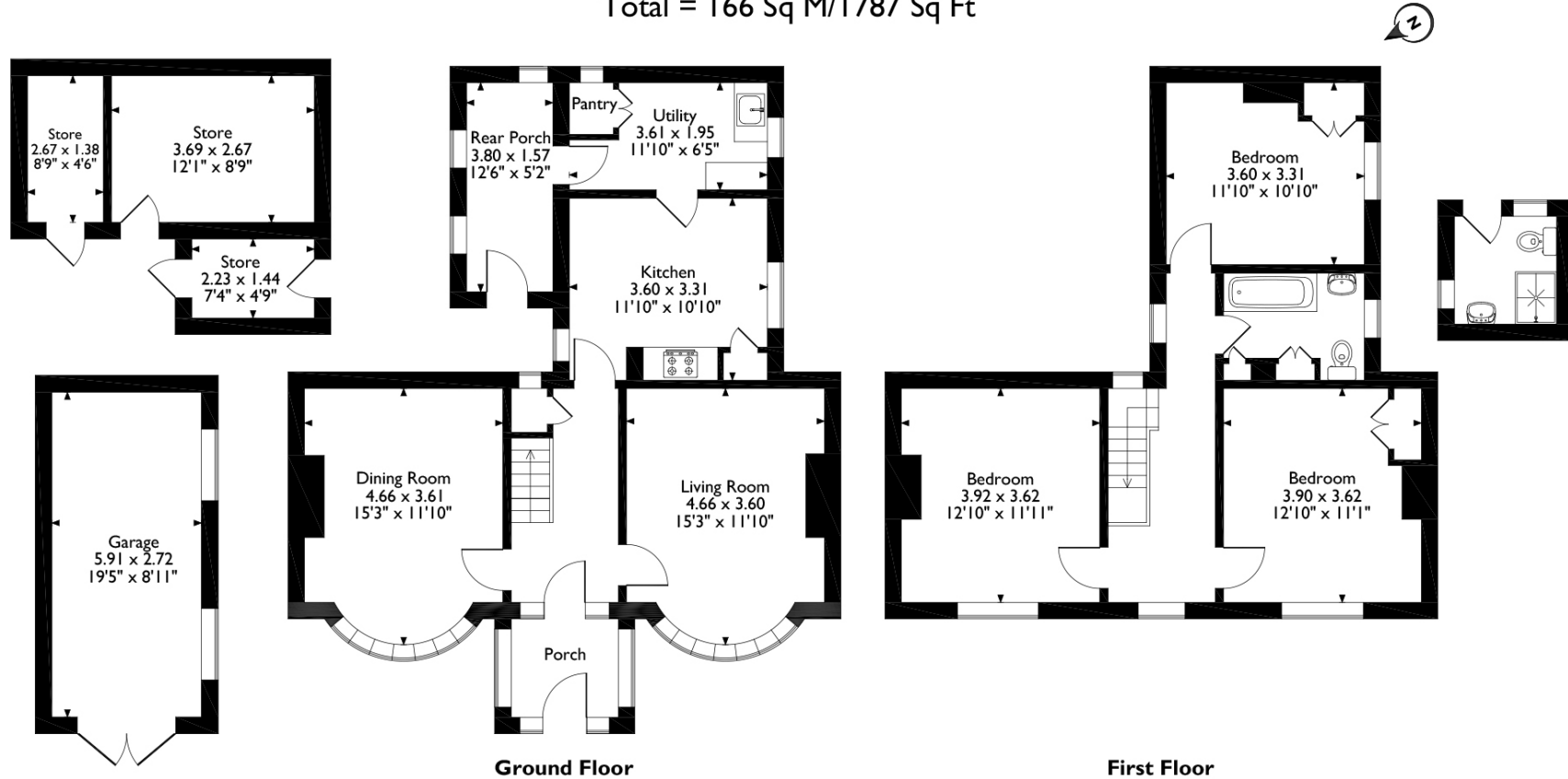
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         | 42 E      |
| 21-38 | F             |         |           |
| 1-20  | G             | 1 G     |           |

# FLOORPLAN

## Lixwm, Holywell

Approximate Gross Internal Area  
Main House = 128 Sq M/1378 Sq Ft  
Garage/Stores = 38 Sq M/409 Sq Ft  
Total = 166 Sq M/1787 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### LEGAT OWEN

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