



## The Green

Northop,  
Mold, Flintshire CH7 6BD

Price  
**£440,000**

Located in a prime location approximately a third of a mile from Northop village centre, a greatly extended and improved five bedroom family home providing spacious and versatile accommodation with modern orangery style extension to the rear. Occupying an attractive position set back off this much sought-after lane with pleasing views over surrounding farmland and across to Northop Parish Church. Benefitting from a gas fired central heating system (LPG) and double glazing, and in brief providing: deep covered entrance, reception hall, cloakroom/wc, lounge with multi-fuel stove, modern fitted kitchen, superb orangery/garden room, master bedroom, dressing room with en suite bathroom, two studies, first floor landing, four further bedrooms and well appointed family bathroom. Ample off-road parking for several cars, double garage, integral utility room and established gardens to front, side and rear. **INSPECTION RECOMMENDED.**



## The Green, Northop, Mold, Flintshire CH7 6BD

Fieldside occupies a slightly elevated position on the the fringe of this noted village, bordering fields to the rear and with pleasing views over the surrounding area. A more recent addition to the property includes a superb orangery extension off the kitchen. There is also scope to sub-divide the ground floor accommodation to provide a self-contained one bedroom annexe for family use, subject to any necessary consents.

### LOCATION

Northop is some 2.5 miles from Mold and 12 miles from Chester, and has a local store and post office catering for daily needs together with primary school, parish church, two inns and the well known Northop Country Park golf course. The A55 Expressway is located on the edge of the village enabling easy access towards North Wales, Cheshire and the motorway network.

### THE ACCOMMODATION COMPRISES:

#### FRONT ENTRANCE

Deep covered front entrance porch with outside light, quarry tiled floor and wood effect UPVC double glazed front door with matching side window to:



#### SPACIOUS RECEPTION HALL

4.11m x 2.74m (13'6" x 9'0")

Turned staircase to the first floor with storage cupboard beneath, tiled floor and double panelled radiator.

#### CLOAKROOM

Fitted with a white suite comprising low flush wc and wash hand basin with tiled splashback. Tiled floor and double glazed window.

#### STUDY

3.05m x 2.06m (10'0" x 6'9")

Double glazed window to the rear with views, laminate wood effect flooring and radiator.

#### LOUNGE

5.89m x 4.14m (19'4" x 13'7")

A spacious and well lit room with large double glazed full length window to the front with pleasing views over the garden and across the surrounding countryside. Recessed fireplace with Firefox multi-fuel stove and granite hearth, double panelled radiator, telephone point and tv aerial point. Oak glazed internal door to the inner hallway.



#### INNER HALLWAY

Split level laminate wood effect flooring, radiator and UPVC double glazed exterior door.

#### SECOND STUDY

3.12m x 2.01m (10'3" x 6'7")

Two double glazed windows and continuation of the laminate wood effect flooring.



#### KITCHEN

5.28m x 3.02m reducing to 1.83m (17'4" x 9'11" reducing to 6')

Well appointed with modern range of gloss cream fronted base and wall units with feature handles and dark toned granite effect work tops with inset Blanco stainless steel sink with mixer tap and tiled splashback. Wood effect ceramic tiled floor, Belling five-burner range cooker and plumbing for dishwasher. Double glazed exterior door and opening to the orangery.



#### ORANGERY

5.18m x 3.61m (17'0" x 11'10")

A splendid addition to the property built in 2016 with double glazed windows overlooking the gardens and across to surrounding farmland towards the village Church in the far distance. Double glazed lantern style roof with recessed LED lighting, continuation of the wood effect ceramic tiled flooring, tv point, and two radiators.



#### BEDROOM ONE/RECEPTION ROOM

4.29m x 4.22m (14'1" x 13'10")

A versatile room with two full length double glazed windows to the side and rear elevations with views over the garden and further double glazed window. Laminate wood effect flooring and double panelled radiator.



#### DRESSING ROOM

3.56m x 3.10m (11'8" x 10'2")

Two double glazed windows to the rear elevation, laminate wood effect flooring and loft access.



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## EN SUITE BATHROOM

2.51m x 1.98m (8'3" x 6'6")

Fitted with a white three piece suite comprising panelled bath with mixer shower tap and Mira Sport electric shower over, pedestal wash basin and low flush wc. Part tiled walls, laminate wood effect flooring, feature chrome towel radiator and extractor fan.



## FIRST FLOOR LANDING

Airing cupboard with hot water cylinder tank and loft access. White panelled interior doors to all rooms.

## BEDROOM TWO

4.98m x 3.02m (16'4" x 9'11")

Wide double glazed window to the rear elevation with superb views over the surrounding area across to the village Church and across to the Cheshire Plains and beyond in the far distance. Radiator and access to under eaves storage.



## BEDROOM THREE

3.00m x 2.92m (9'10" x 9'7")

Double glazed window to the front, radiator and built-in cupboard.



## BEDROOM FOUR

3.96m x 2.79m (13'0" x 9'2")

Double glazed window to the side elevation, radiator and built-in wardrobe.

## BEDROOM FIVE

2.90m x 2.72m (9'6" x 8'11")

Double glazed window, double panelled radiator and built-in storage cupboard.

## FAMILY BATHROOM

3.00m x 1.65m (9'10" x 5'5")

Refitted with a modern white suite with fitted cabinets comprising panelled bath with electric shower and screen over, vanity wash basin with cabinets beneath and low flush wc with concealed cistern. Matching wall cupboard, part tiled walls with matching tiled floor, chrome towel radiator, extractor fan, shaver point and double glazed window.



## OUTSIDE

The property is approached over a long private drive with ranch style gate providing ample parking for several vehicles and access to the integral double garage.



## INTEGRAL DOUBLE GARAGE

4.88m x 4.80m (16'0" x 15'9")

With up and over door, side door, power and light installed.

## INTEGRAL UTILITY ROOM

2.03m x 1.70m (6'8" x 5'7")

With double glazed window, ceramic tiled floor, Belfast style sink with hot water supply and gas fired central heating boiler (LPG).

## FRONT GARDEN

Established front lawned garden with well stocked borders with established shrubs and bushes. To the side of the property is a flagged patio area with outside light.

## SIDE AND REAR GARDENS

Attractive gardens extend to the side of the property, which border onto adjoining farmland, interspersed with various established trees. There is also an aluminium framed greenhouse, timber garden shed and paved pathways.



## COUNCIL TAX

Flintshire County Council - Council Tax Band G.

## DIRECTIONS

From the Agent's Mold Office proceed up the High Street and turn right at the traffic lights onto King Street. At the roundabout take the second exit and on reaching the traffic lights next to County Hall turn left signposted Sychdyn / Northop. Continue through the village of Sychdyn and upon reaching the Northop traffic lights turn left and continue for some 350 yards taking the first left onto the Green. Follow the lane for approximately 300 yards and bear right immediately after the stone terraced cottages into the wide gravelled driveway denoted by the Agent's 'For Sale' board. Fieldside will then be found to the right hand side of the drive.

## VIEWING

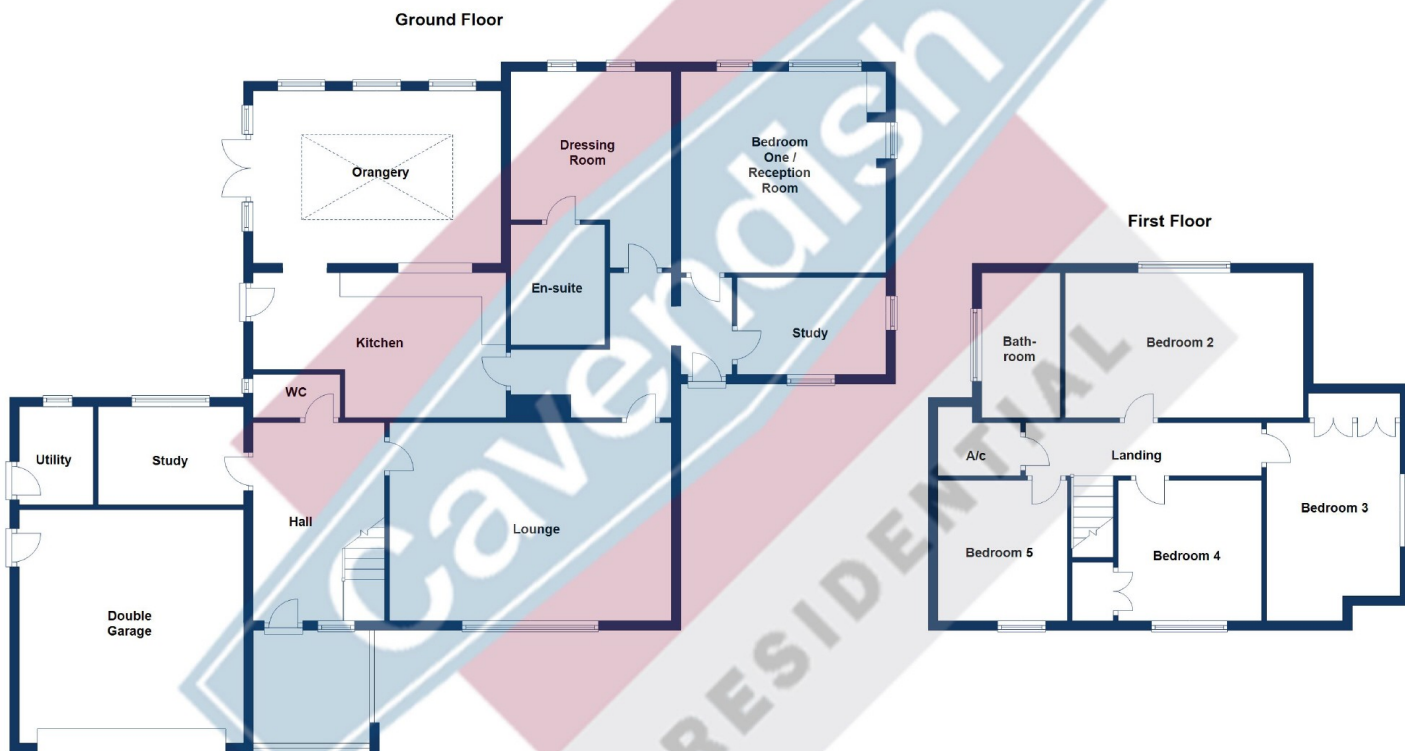
By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF







NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

## Misrepresentation Act 1967

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