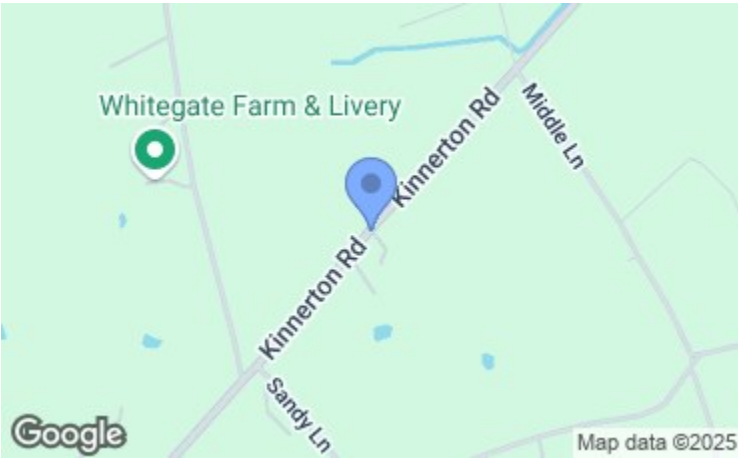


Ridgefield Kinnerton Road, Hope, Flintshire, LL12 9RN



TOTAL: 236.6 m<sup>2</sup> (2,546 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Ridgefield Kinnerton Road  
Hope, Flintshire  
LL12 9RN

Price  
£650,000

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

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Enchanting house located between Hope & Higher Kinnerton. Situated in the picturesque countryside between Higher Kinnerton and Hope, this enchanting property, built in 1913, offers a perfect blend of historical charm and modern luxury. With three reception rooms, four bedrooms, breathtaking views, a gated driveway, and an indoor heated swimming pool, this property epitomizes the ideal rural retreat.



Spacious Living Areas

Ridgefield boasts generous living spaces, perfect for both relaxing and entertaining. The living room, with its three windows and cozy fireplace, serves as the heart of the home. Adjacent to the living room is a formal dining area that can accommodate large family gatherings or intimate dinners. The country-style kitchen, featuring a range style cooker and ample storage, combines functionality with rustic charm. There is also a further sitting room with inglenook fireplace and raised open hearth.

Four comfortable bedrooms

Upstairs, the property offers four well-appointed bedrooms, each with its own unique character, and a spacious family bathroom. The principal bedroom provides a serene retreat with stunning views of the surrounding countryside and an en-suite shower room. The remaining bedrooms are spacious and bright, making them ideal for family members or guests.

Luxurious Swimming Pool

A standout feature of this property is the indoor swimming pool. This luxurious addition allows for year-round enjoyment and adds a touch of resort-like living to the cottage. The pool area is designed with relaxation in mind, featuring ample space for lounging and large windows that bring in natural light while offering views of the beautifully landscaped garden

Gated driveway

The property boasts a gated driveway, adding an extra layer of privacy and security, which leads to garaging at the rear. Stunning Views and Outdoor Space

Stunning Views and Outdoor Space

Ridgefield offers breathtaking views of the surrounding countryside. The gardens are meticulously maintained, featuring a mix of lawns, flowering plants, and mature trees.

LOCATION



The property is located along Kinnerton Road in a sought after rural location close to the villages of Higher Kinnerton, Penyffordd and Hope. Chester City centre is easily accessible by car, together with the Chester Business Park and the A55 North Wales Expressway allowing daily commuting to the various commercial and industrial centres of the region. There are three train stations within easy reach at Penyffordd, Hawarden and Buckley, which are for direct trains to Wrexham and to Liverpool. The Broughton Retail Park, with a range of High Street shops and cinema complex is a short drive away.

THE ACCOMMODATION COMPRISES:



ENTRANCE HALL

Wooden panelled entrance door, burglar alarm control pad, double glazed window to front, double radiator, smoke alarm, and staircase to the first floor. Doors to the living room and dining area.

LIVING ROOM

4.01m x 3.86m (13'2" x 12'8")



Chimney breast with decorative cast-iron open fireplace, ceiling light point, and dado rail. Door to the breakfast kitchen.

DINING AREA

3.33m x 3.18m (10'11" x 10'5")



Feature cast-iron fireplace with decorative tiled insets, glazed tiled hearth and painted fireplace surround, double glazed window overlooking the front, double radiator, ceiling light point, and limed oak wood strip flooring. Opening to breakfast kitchen.



VIEW



VIEW



DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh Roundabout and take the third exit along Lache Lane. Continue into open countryside to the roundabout by Bodfari Foods and take the turning towards Kinnerton, passing through Gorstella and Lower Kinnerton. Follow the road out of Higher Kinnerton, in the direction of Hope, passing the turnings for Bramley Lane and Middle Lane. The property will then be found on the right hand side.

TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

\* Council Tax Band G - Flintshire County Council.

AGENTS NOTES

- \* The property is protected by a burglar alarm.
- \* Ridgefield was built in 1913.
- \* Services - we understand that mains electric and water are connected.
- \* The property is on a water meter.
- \* Oil fired central heating.
- \* There is a separate oil boiler and oil storage tank for the swimming pool.
- \* Private septic tank drainage.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/PMW



storage tank, and two timber built garden sheds. The lawned garden extends alongside the driveway and at the rear with a small vegetable patch, a second oil storage tank for the swimming pool, and further stone flagged seating area enjoying patio doors from the pool room. Outside water tap. To the left hand side of the house there is a stone flagged courtyard enclosed by brick walling with stocked borders, a brick-built barbecue and ornamental garden with lawn, and crazy paved pathway.



**GARAGE ONE**

5.00m x 2.67m (16'5" x 8'9")

With an up and over garage door, fluorescent strip lighting, tiled floor, and single power point.

**GARAGE TWO**

3.86m x 3.02m (12'8" x 9'11")

Useful garage store with tiled floor, fluorescent strip light, and double power point.

**SWIMMING POOL**

9.30m x 6.20m narr to 4.95m (30'6" x 20'4" narr to 16'3")



Heated indoor swimming pool with wooden panelled ceiling and recessed ceiling spotlights, small changing room, two windows to the side, two sets of UPVC double glazed patio doors to the courtyard garden and UPVC double glazed patio doors to the rear.



**BOILER ROOM**

Housing the oil fired boiler for the swimming pool and the water filtration system.

**BREAKFAST KITCHEN**

3.96m x 3.63m (13' x 11'11")



Fitted with a comprehensive range of 'in-frame' kitchen furniture incorporating drawers, cupboards, three glazed display cabinets with downlights, two pull-out basket drawers, plate rack and display shelf with granite worktops. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Freestanding Range Master Professional range style cooker with five-ring electric ceramic hob with chimney style extractor above, double oven and grill. Integrated fridge, wooden panelled ceiling with spotlighting, double glazed window overlooking the courtyard, double radiator with thermostat, limed oak wood strip flooring, space for breakfast table and chairs, built-in understairs storage cupboard. and internal glazed window to the utility room. Wooden panelled door with glazed inserts to the side hall, and wooden panelled door to the sitting room.



**SITTING ROOM**

5.69m x 3.71m (18'8" x 12'2")



Feature brick inglenook style fireplace with raised hearth and cast-iron open grate, wall heater, wooden panelled ceiling with four semi-recessed ceiling spotlights, UPVC double glazed window, and UPVC double glazed sliding patio doors to outside.



**SIDE HALL**

4.14m x 1.12m (13'7" x 3'8")

Wooden panelled door to outside with double glazed side window, tiled floor, and ceiling light point. Doorway opening to utility room.

**UTILITY ROOM**

4.14m max x 2.36m max (13'7" max x 7'9" max)



Fitted with a matching range of units incorporating base cupboards and drawers with laminated worktop and a double wall cupboard. Fitted worktop with plumbing and space for washing machine and dishwasher beneath, freestanding Firebird S90 oil fired central heating boiler, central heating and hot water controls, ceiling light point, space for chest freezer, quarry tile floor, and full width double glazed window enjoying views across open countryside towards the Cheshire Plain. Door to downstairs WC.



**DOWNSTAIRS WC**  
1.88m x 0.89m (6'2" x 2'11")



Comprising: low level dual-flush WC; and corner wall mounted wash hand basin. Fully tiled walls, ceiling light point, extractor, and quarry tile floor.

**FIRST FLOOR LANDING**



Landing area with pitched ceiling, double glazed Velux roof light, double radiator, two spotlights, access to eaves storage space. Two built-in airing cupboards each housing a hot water cylinder and immersion heater, built-in double storage cupboard with storage cupboard above, single radiator, three ceiling light points, double glazed window enjoying far reaching views towards the Cheshire Plain. Doors to principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.



**PRINCIPAL BEDROOM**  
3.71m x 3.02m (12'2" x 9'11")



Part-vaulted ceiling with wooden panelling and two exposed purlins, and double radiator. Door to the en-suite shower room and wide opening to the dressing area.



**DRESSING AREA**  
3.33m to front of wardrobes x 2.67m (10'11" to front of wardrobes x 8'9")



Full height wardrobes with central mirror, part-vaulted ceiling with two exposed purlins and spotlights, UPVC double glazed window, UPVC double glazed patio doors enjoying views across farmland to the rear.

**EN-SUITE SHOWER ROOM**  
2.77m x 2.51m (9'1" x 8'3")



White suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment and sliding glazed door; vanity unit with wash hand basin and storage cupboard beneath; and low level WC. Chrome ladder style towel radiator, part-tiled walls, feature exposed wall timbers, recessed ceiling spotlights, exposed wooden floorboards, and UPVC double glazed window.

**BEDROOM TWO**  
4.01m x 3.86m (13'2" x 12'8")



Double glazed window overlooking the front, two double glazed windows to the side enjoying views towards the Cheshire Plain, ceiling light point, double radiator, built-in wardrobe with hanging rail, shelving, light and access to the loft space.

**BEDROOM THREE**  
3.38m x 3.18m (11'1" x 10'5")



Double glazed window overlooking the front, ceiling light point, double radiator with thermostat, and exposed wooden floorboards.

**BEDROOM FOUR**  
3.15m x 2.77m (10'4" x 9'1")



Ceiling light point, access to loft space, exposed timbers, single radiator, and feature exposed brickwork.

**FAMILY BATHROOM**  
3.61m x 2.06m (11'10" x 6'9")



Modern white suite with chrome style fittings comprising: freestanding polyurethane claw foot bath; tiled shower enclosure with curved glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, column style radiator with chrome towel rail, exposed wooden floorboards, recessed ceiling spotlights, and UPVC double glazed window.

**OUTSIDE**



The property occupies a pleasant position with views across adjacent countryside. To the front there is a easy to maintain garden with gravel and shrubs being enclosed by walling. A tarmac driveway at the side, with double opening metal gates and intercom system, leads to a parking area and two integral garages. To the side of the driveway there is a lawned garden with mature shrubbery and views over the surrounding countryside towards the Cheshire Plain. Screened oil