

GROSS INTERNAL AREA
GROUND FLOOR 634 sq.ft. FLOOR 1 579 sq.ft.
TOTAL : 1,213 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Churchgate Cottage Church Road
Northop, Mold, Flintshire
CH7 6BS

Price
£415,000

*DELIGHTFUL 3 BEDROOM PERIOD COTTAGE NEXT TO ST PETERS CHURCH *COURTYARD GARDEN & GARAGE
*WELL APPOINTED INTERIOR WITH TWO RECEPTION ROOMS *NO ONWARD CHAIN
A delightful three bedroom detached period cottage with courtyard garden and garage, located to the centre of this noted and much sought after village community, some three miles from Mold and with easy access onto the A55 Expressway. Situated in the Conservation Area, adjacent to St Peters Church, this charming property offers well appointed accommodation of considerable character with modern fittings and high standard of decorative order. Comprising two reception rooms, one with a feature brick fireplace with multi fuel stove, a second reception room with access to the garden, kitchen/breakfast room with modern units and integrated appliances, and rear hallway with utility/store and WC. To the first floor there are three double bedrooms and a modern well appointed shower room. Other feature worthy of note include oak interior doors, custom made shutters to some rooms, wireless alarm fitted, gas fired central heating and double glazing. Private 'low maintenance' courtyard with pleasing views of the church. INSPECTION HIGHLY RECOMMENDED.

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.



LOCATION

The property is positioned along Church Road and is within a short walk of the village High Street, which has a general stores/post office, inn and primary school. The village is located about three miles from Mold, and the A55 Expressway is nearby enabling ease of access along the North Wales coast, to Chester (13 miles) and motorway network beyond. The Northop Country Park golf course is situated on the edge of the village.

PLANNING PERMISSION

Planning consent has been approved by Flintshire County Council on 17th October 2022, for an extension to the rear of the property, Application reference: 064429. Copies of the consent with conditions and the approved plans can be viewed on the Flintshire planning portal; <https://planning.agileapplications.co.uk/flintshire/application-details/58223>

THE ACCOMMODATION COMPRISES

Traditional studded oak panelled front door to sitting/dining room.

SITTING/DINING ROOM

5.23m x 4.11m (17'2" x 13'6")



A versatile open plan room with feature brick fireplace/chimney breast with stone hearth with large oak mantel shelf and freestanding multi fuel stove. Double glazed window to the front with custom made shutters. Staircase to the first floor with iron balustrade. Recessed ceiling lighting. Exposed beams. TV aerial point. Traditional

style radiator. Part glazed oak panelled interior door to living room.



LIVING ROOM

3.10m x 4.06m (10'2" x 13'4")



Double glazed window to the front and matching full length French door to the rear leading out to the patio and garden. Victorian style fireplace with slate hearth and coal effect gas fire. TV aerial point. Electric underfloor heating.

David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

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.

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.

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.

VIEWING

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

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

DW/PMW

Amended JH

GARDEN



To the rear of the property is a delightful courtyard garden which has been attractively landscaped with paved areas together with deep well stocked shrubbery borders with various established shrubs and bushes. Outside tap and light. The courtyard enjoys pleasing views of the neighbouring St Peters church and has gated access onto a private lane to the side of the cottage.



GARAGE



Located immediately to the rear of the property is a single garage with up and over door and power and light installed.

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 following the signs for Queensferry and on reaching the traffic lights bear left at the signpost for Sychdyn/Northop. Follow the road up the hill and through Sychdyn and thereafter to Northop. On reaching the traffic lights proceed straight ahead and then second right immediately before the church onto Church Road. The property will then be found on the left hand side after some 100 yards.

AGENTS NOTES

TENURE

The property is Freehold.

COUNCIL TAX

Flintshire County Council - Tax Band F

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,



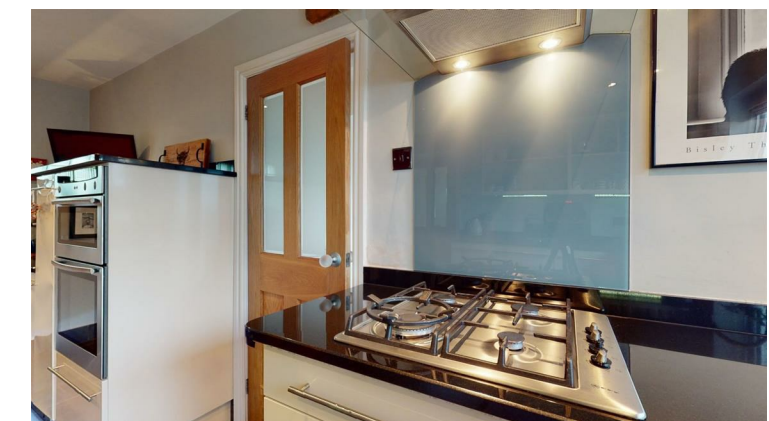
KITCHEN/BREAKFAST ROOM

4.98m x 2.77m (16'4" x 9'1")



Fitted with a modern range of gloss cream fronted base and wall units with long stainless steel handles and solid black granite work surfaces with matching upstands and inset stainless steel sink unit with brushed steel mixer tap. Integrated appliances comprising Neff stainless steel four gas burner hob with glass splashback and matching cooker

hood. Electric double oven. Dishwasher, freezer and fridge (not in use). Feature plinth lighting. Fan heater. Tiled floor. TV point. Recessed ceiling lighting. Exposed beams. Double glazed window overlooking the courtyard. Glass block window to the rear elevation.



REAR PORCH

1.02m x 2.41m (3'4" x 7'11")

Double glazed window. Modern double glazed composite panelled exterior door. Continuation of the tiled floor. Radiator. Useful utility recess with fitted worktop, plumbing for washing machine, shelving and cloaks/storage recess which houses the Worcester gas fired central heating boiler.

CLOAKROOM/WC



Comprises a low flush WC with concealed cistern and wash hand basin. Half tiled walls and tiled floor. Double glazed window with frosted glass.

LANDING

2.06m x 2.39m (6'9" x 7'10")



Double glazed window, radiator and four panel oak interior doors to all rooms.

BEDROOM ONE

4.32m x 4.11m (14'2" x 13'6")



Spacious bedroom with low level double glazed windows overlooking the front. Further window to side gable, all with custom made shutters. Exposed purlin. Feature Victorian style fireplace (not in use). Radiator. Loft access and built in wardrobe.



BEDROOM TWO

3.10m x 4.06m (10'2" x 13'4")



Double size room with double glazed windows to the front and rear aspects. Radiator.



BEDROOM THREE

3.15m x 3.71m max (10'4" x 12'2" max)



A generous third bedroom, presently used as a home office, with double glazed window to the side gable and French

doors to the rear with views across to the church. Fitted full height wardrobe unit with mirrored sliding door fronts together with matching desk with cupboards to either side. Ample power points. Coved ceiling. Radiator.

SHOWER ROOM

1.73m x 2.46m (5'8" x 8'1")



A modern and well appointed luxury shower room with corner shower cubicle with mains shower valve with handset; vanity wash basin with mixer tap and WC with concealed cistern. Attractive fully tiled walls. Feature tiled floor. Recessed ceiling lighting. Extractor fan. Double glazed window with frosted glass. Electric underfloor heating. Tall chrome towel radiator.

OUTSIDE

