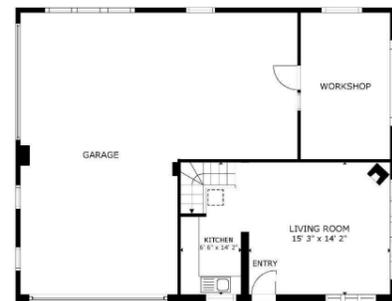




FLOOR 1



FLOOR 2



FLOOR 1

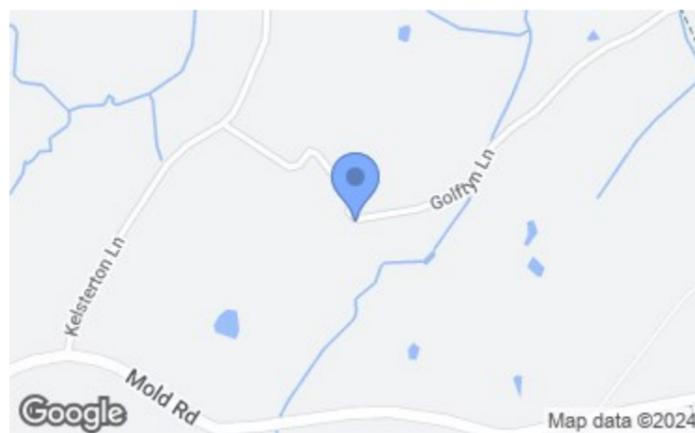


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1,176 SQ.FT. FLOOR 2: 1,103 SQ.FT.  
EXCLUDED AREAS: BALCONY 103 SQ.FT.  
TOTAL: 3,189 SQ.FT.



GROSS INTERNAL AREA  
FLOOR 1: 894 SQ.FT. FLOOR 2: 323 SQ.FT.  
EXCLUDED AREAS: GARAGE 513 SQ.FT.  
TOTAL: 1,530 SQ.FT.



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	73

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Merlyn House Golftyn Lane**  
Northop, Mold, Flintshire  
CH7 6DQ

**Price**  
**£795,000**

AN EXCEPTIONAL DETACHED BARN CONVERSION WITH SELF CONTAINED ANNEX, SUBSTANTIAL GARAGE WITH WORKSHOP, AND Paddock, THE WHOLE EXTENDING TO APPROXIMATELY 0.5 ACRE. Located along a minor lane surrounded by open countryside yet within a few minutes drive of the A55 Expressway at Northop enabling excellent access along the north Wales coast, to Chester and the motorway network. Affording a spacious and well appointed four bedroom family home, approximately 3,135 square feet, with well proportioned rooms, including two large reception rooms, modern fittings and pleasant views over the surrounding area. The detached one bedroom annexe provides ideal accommodation for extended family use, a home office or possibly used as a holiday let to generate additional income, subject to any relevant consents required. The property is approached via electric gates to a large forecourt with ample parking and to a substantial 'L' shaped garage for three cars with electric doors and adjoining workshop. To the rear is a large grassed paddock with patio/barbecue area and timber stable block with tack room. In brief comprising: conservatory style entrance, elegant reception hall with turned staircase and high gloss tiled floor, cloakroom/WC with modern suite, spacious living room with wood burning stove, large open plan kitchen/dining/family room with comprehensive range of units, sitting room with bi fold doors, and utility room. First floor landing, impressive principal bedroom suite with balcony, dressing room and en suite shower room, bedroom two with en suite, two further bedrooms and family bathroom. Viewing 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



Merlyn House occupies a delightful rural setting just outside the popular village of Northop, approximately five miles from Mold and 12 miles west of Chester. Northop has a general stores/post office, two inn's and a popular primary school. The village also has a well supported cricket club and is home to the Northop Golf Course and Celtic Arms restaurant. The county town of Mold provides a comprehensive range of shops and supermarkets, several popular eating establishments and secondary schools. A school bus/pick up service is also available from the village to the highly regarded Kings and Queens independent schools in Chester and both Manchester and Liverpool airports are usually within a 45 minutes drive.

THE ACCOMMODATION COMPRISES

Twin UPVC leaded effect front doors to:

CONSERVATORY

11.20m x 2.95m reducing to 1.98m (36'9" x 9'8" reducing to 6'6")



A spacious conservatory style entrance extending across the front elevation of the house with high gloss tiled floor throughout, feature full length double glazed windows with views across to surrounding countryside, double glazed roof section and double glazed internal doors to the reception hall.



RECEPTION HALL  
4.47m x 2.95m (14'8" x 9'8")



A spacious hallway with a wide turned spindled staircase to the first floor, high gloss tiled floor, intercom phone system and double panelled radiator.

CLOAKROOM/WC

3.02m x 1.02m (9'11" x 3'4")

Fitted with a modern suite comprising wash basin upon a wooden plinth with mixer tap and tiled splashback; and low flush WC. Recessed lighting, coved ceiling, high gloss tiled floor and chrome towel radiator.

LIVING ROOM

5.82m x 5.46m (19'1" x 17'11")



A spacious room approached via glazed twin doors from the reception hall and with a low level double glazed window to the front with countryside views.

EN SUITE

2.51m x 1.65m (8'3" x 5'5")

Fitted with a white three piece suite comprising shower cubicle with electric shower, pedestal wash basin and low flush WC. Fully tiled walls and double glazed window.

GARAGE

8.79m x 4.42m plus 4.88m x 4.57m (28'10" x 14'6" plus 16' x 15')

A substantial 'L' shaped garage with two electric powered up and over doors, double glazed windows, power and light installed and cold water tap.

WORKSHOP

4.62m x 2.21m (15'2" x 7'3")

Two double glazed windows, work bench, power and light installed.

PADDOCK



Located to the rear of the property is a good sized enclosed paddock with barbecue area and stable block with two stables and store/tack room.



KITCHEN GARDEN

To the rear of the garage is a kitchen garden with raised beds.

AGENTS NOTES

Private drainage.

DIRECTIONS

From the agent's Mold office proceed up the High Street turning right at the traffic lights onto King Street. At the roundabout take the second exit following the signs for Queensferry and on reaching the next set of traffic lights bear left signposted for Sychdyn/Northop. Follow the road through Sychdyn and thereafter to Northop turning right at the traffic lights onto the Connah's Quay Road. Follow this road for approximately 0.75 mile and take the left turning onto Kelsterton Lane. Follow the lane for a short distance and turn right onto Golftyn Lane whereupon the property will be found on the right hand side after approximately 250 metres.

TENURE

Understood to be Freehold

COUNCIL TAX

Flintshire County Council - Tax Band H

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.

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.

VIEWING

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

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

DW/PMW

**FORECOURT**



Extending to the front of the property is an extensive brick paved forecourt providing parking for several vehicles as well as access to the garage and with gated access beyond into the adjoining paddock.

**FRONT GARDEN**

Patio areas to the front of the property with pond, space for hot tub and shrubby borders.

**ANNEX**



Located directly opposite the house is a one bedroom self contained two storey annex which provides ideal accommodation for extended family use, a home office or possibly used as a holiday let to generate additional income, subject to any relevant consents required. Comprising:

**LIVING ROOM**

4.50m x 4.24m (149" x 1311")



A large open plan room with low level double glazed window to the side elevation and further window to the front, electric panelled heater and freestanding wood burning stove. Opening to kitchen.

**KITCHEN**

3.38m x 1.96m (111" x 65")



Range of base and wall units with dark tone worktops, inset sink unit with mixer tap, tiled floor and white spindled staircase to the first floor accommodation.

**FIRST FLOOR BEDROOM**

6.73m x 4.29m max overall (221" x 141" max overall)



A large room with windows to three aspects with views over the surrounding countryside, electric panelled heater, loft access and feature exposed brick wall.

Further window to the rear, contemporary freestanding wood burning stove on tiled hearth, coved ceiling, recessed ceiling lighting, TV aerial point and two large panelled radiators.



**KITCHEN/DINING/FAMILY ROOM**

5.46m x 7.77m extending to 8.84m (171" x 256" extending to 29')



A large open plan room providing kitchen, dining and seating areas with double glazed windows to the front and rear aspects. The kitchen is fitted with a comprehensive range of mid blue coloured fronted base and wall units with contrasting marble effect work surfaces with tiled splashback and inset single drainer stainless steel sink unit with preparation bowl and mixer tap. Range style cooker, suspended cooker hood and integrated dishwasher. Tiled floor to the kitchen area, recessed ceiling lighting, panelled radiator, TV aerial point and internal doors leading through to the adjoining sitting room and utility room.



**SITTING ROOM**

4.11m x 5.66m max (136" x 187" max)



An attractive room with UPVC double glazed bi fold doors to the front patio and with views across to the paddock. TV aerial point, coved ceiling and two panelled radiators.



**UTILITY ROOM**

1.80m x 1.60m (5'11" x 5'3")

Space for American style fridge/freezer, fitted worktop, plumbing for washing machine and space for tumble dryer. Internal glazed door to the conservatory.

**FIRST FLOOR LANDING**

10.64m x 1.35m (34'11" x 4'5")

A spacious landing extending across the rear elevation of the house with double glazed window with views over the surrounding fields and across to the Dee Estuary and Wirral Peninsular in the far distance. Two panelled radiators and deep walk in cupboard with hanging rails and shelving.

**BEDROOM ONE**

6.27m x 5.79m (20'7" x 19')



A superb master bedroom suite with split floor, balcony, dressing room and ensuite shower room. Extensive range of fitted wardrobe units to almost the full width of the room, double glazed windows to the rear elevation with rural aspect and French doors onto the adjoining balcony. Coved ceiling, panelled radiator and connection for TV. Internal door leading through to dressing room.

**DRESSING ROOM**

1.80m x 1.52m (5'11" x 5')

Fitted shelving and hanging rails, tiled floor and internal door to en suite.

**EN SUITE**

3.25m x 3.00m (10'8" x 9'10")



A modern well appointed en suite shower room comprising large tiled shower enclosure with overhead shower with handset and sliding screen, wall hung vanity unit with twin wash basins, mixer tap and feature mosaic tiled splashback. Further wall mounted cupboard and low flush WC. Towel radiator, recessed ceiling lighting, tiled floor and double glazed window with frosted glass.



**BALCONY**

4.88m x 1.83m (16' x 6')



**BEDROOM TWO**

3.58m x 3.35m (11'9" x 11')



Two double glazed windows to the front, recessed ceiling lighting, TV aerial point and internal door to en suite.

**EN SUITE**

2.57m x 1.17m (8'5" x 3'10")



A modern recently refurbished shower room with attractive fully tiled walls comprising tiled shower enclosure with overhead shower with handset, vanity wash basin with mixer tap, and low flush WC. Wood effect flooring, chrome towel radiator and extractor fan.

**BEDROOM THREE**

4.32m x 3.30m (14'2" x 10'10")

Double glazed window to the front with rural aspect, recessed ceiling lighting and radiator.

**BEDROOM FOUR**

3.33m x 2.08m (10'11" x 6'10")

Double glazed window to the rear with views, dado rail, radiator and internal door to airing cupboard.

**AIRING CUPBOARD**

Large airing cupboard with hot water cylinder tank and fitted shelving.

**FAMILY BATHROOM**

4.32m x 2.11m (14'2" x 6'11")



A well appointed bathroom with four piece suite comprising semi oval shape bath with mixer tap, shower enclosure with mains multi jet shower unit, wall hung wash basin with mixer tap and low flush WC. Part tiled walls with matching floor, chrome towel radiator, recessed ceiling lighting and double glazed window with frosted glass.

**OUTSIDE**



The property is approached via a private gated entrance with large decorative metal/remote control gate.