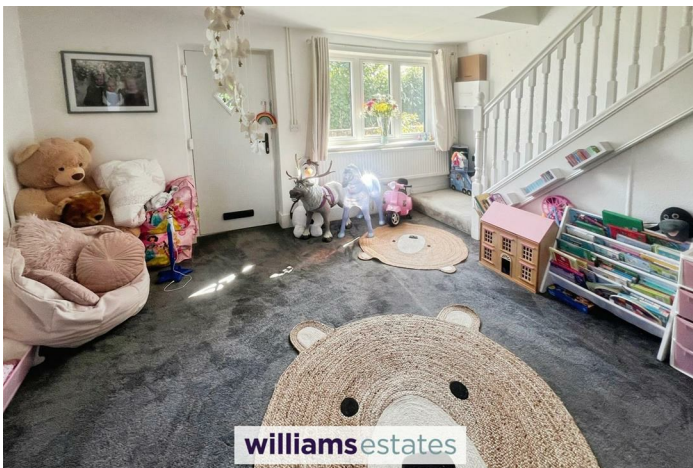




**Top Corner Village Road, Northop Hall,
Flintshire, CH7 6HS**

£550,000

 4  2  2  E

EPC - E50 Council Tax Band - F Tenure - Freehold

Village Road, Northop Hall

4 Bedrooms - House - Detached

A four bedroom detached cottage standing in just over a third of an acre. Steeped in charm, this cottage would make the idea family home, having wonderful views over the countryside to the front elevation and private gardens to both the rear and the side. Having extensive lawns with trees, shrubs and flower beds, the property also benefits from a large private driveway and a large garage with a further stone outbuilding. Internally, this impressive cottage comprises of an entrance hallway, dining / sitting room, lounge, inner hallway, downstairs W.C., contemporary kitchen, rear porch/utility, four bedrooms and a modern family bathroom. In terms of location, Top Corner is located in a desirable spot on the outskirts of Northop Hall. It is just a short drive way from the A55 Expressway making cities such as Chester, Manchester and Liverpool convenient to visit. Furthermore, Northop Hall benefits from a village primary school, pub, cricket club and post office/convenience store. This property previously had planning permission on the house and garage, these could be re applied for.

Tenure: Freehold. Council Tax Band: F. EPC Rating: 50 E.



Accommodation

Open porch with wooden front entrance door leads to:

Dining Room

15'1" x 14'11" (4.60 x 4.55 (4.59 x 4.54))

A bright light room with dual aspect triple glazed windows enjoying views over neighbouring fields to the front and side. Radiator. Staircase leading to the upper floor and under stairs storage. Door leading through to:

Inner Hallway

Two double glazed windows to the rear elevation, radiator and doors leading off to other rooms;

Living Room

15'0" x 14'3" (4.57 x 4.34)

A spacious, light, bright room has a dual aspect triple glazed windows providing lovely views. The contemporary log burning stove with is elevated on a hearth offers a focal point. Radiator and inset downlights.

Cloakroom/WC

5'10" x 4'0" (1.78 x 1.22)

With tiled flooring and part tiled walls. With double glazed frosted window to side elevation, low level w.c, wash hand basin and radiator.

Kitchen

14'7" x 13'4" (4.45 x 4.06)

With a modern range of wall and base units with a complimentary worktop with inset stainless steel sink unit with mixer tap and drainer. With tiled splash back, tiled flooring, Integrated appliances to include: fridge, freezer, dishwasher, electric double oven and grill with extractor hood over and void and plumbing for a washing machine. Vertical wall mounted radiator, wall mounted boiler, double glazed windows to both sides and a door leading through to:

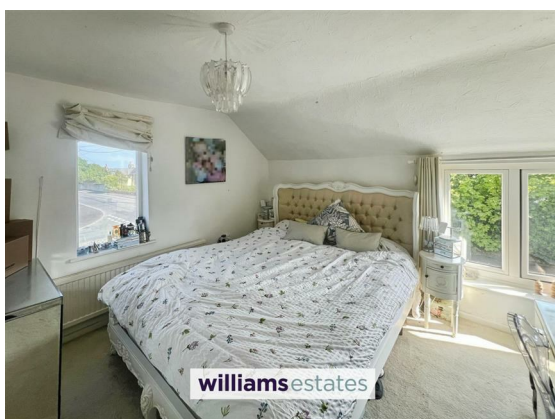
Utility Room

10'10" x 7'2" (3.30 x 2.18)

with double glazed windows overlooking the garden and driveways, radiator and double glazed rear door leading out;

Stairs and Landing

With L shaped landing area with loft access and doors leading to all rooms;



Bedroom

15'0" x 14'2" (4.57 x 4.32)

Having triple glazed windows to the front, which provide lovely views over the countryside. With fitted exposed timber flooring, and loft access hatch.

Bedroom

13'8" x 11'5" (4.17 x 3.48)

Spacious double bedroom with dual aspect triple glazed windows with views over countryside, radiator and access to loft hatch.

Bedroom

8'7" x 11'6" (2.62 x 3.53)

Having triple glazed window over the front lawned garden and radiator.

Bedroom

10'1" x 6'1" (3.08 x 1.87)

Having access to loft hatch and double glazed window overlooking the front elevation.

Family Bathroom

14'11" x 6'3" (4.55 x 1.91 (4.54 x 1.90))

Comprising of a four piece bathroom suite. A corner shower cubicle with a wall mounted shower unit, panelled bath with taps, low flush w.c and pedestal sink unit with taps. Partially tiled walls and exposed beam ceiling. Vinyl flooring and radiator.

Outside

The front of the property is approached via an iron gate and leads onto the hard landscape driveway which can accommodate several vehicles and provides access to the Garage.

Main Garage - 43'4 x 16'7 (13.21m x 5.05m) - Versatile space for a variety of uses with power points and lighting. Outline planning permission granted for this space *

A particular feature of this property is the expansive of lawned gardens with mature hedging and walling to the boundaries. An elevated paved patio area situated closely to the Garden Room which would be an ideal entertaining area for BBQ's and dining.

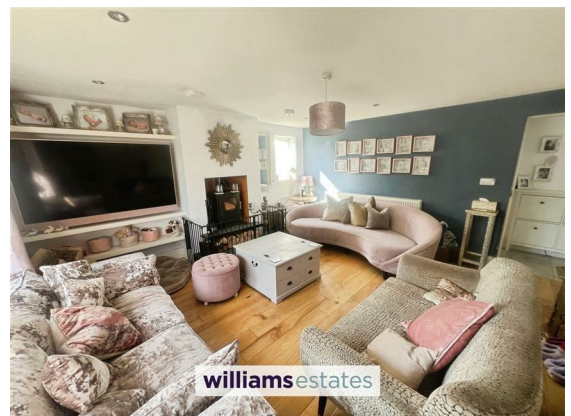
Adjacent Store - 20'6 x 10'6 (6.25m x 3.20m) - With power points.

Stone Built Store - 21'6 x 6'5 (6.55m x 1.96m) - Dating back to the 18th century the former pigsty which could be used for a variety of use.

Garden Room - 10'3 x 5'10 (3.12m x 1.78m) - Having power points and lights with windows overlooking the hard landscaped patio and a glazed entrance door.

Directions

From the Agent's Mold Office proceed along Chester Street and turn left at the roundabout. At the next roundabout take the third exit and on reaching the traffic lights bear left, signposted for Sychdyn / Northop. Follow the road up the hill and through Sychdyn and on reaching the traffic lights at Northop thereafter turn right signposted for Connah's Quay. Immediately after crossing the A55 turn right signposted for Northop Hall. Follow this road into the village and the property 'Top Corner' will be observed on the left hand side and can be access by turning left onto 'Smithy Lane'.





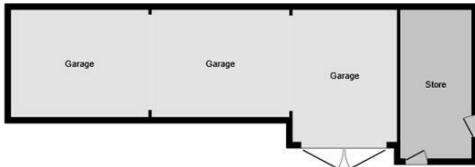
Ground Floor

Floor area 74.5 sq.m. (802 sq.ft.)



First Floor

Floor area 59.9 sq.m. (644 sq.ft.)



Garage

Floor area 72.6 sq.m. (781 sq.ft.)

Total floor area: 206.9 sq.m. (2,227 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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