



Pear Tree Farm
Golftyn Lane, Northop, Mold, CH7 6DQ

Rostons  **VILLAGE & COUNTRY HOMES**
01829 773000 | www.rostons.co.uk

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Offers over £1,000,000

Rostons proudly presents Pear Tree Farm, a remarkable property located in a highly desirable area surrounded by stunning open countryside. This substantial detached residence offers extensive family accommodation, including a five bedroom main house and a two storey, three bedroom annex, all set on approximately 16.5 acres of land. The current owners have thoughtfully extended and improved the property, making it ideal for family living, accommodating dependent relatives, and providing exceptional home office space.

The main house features a welcoming entrance hall, office, a lounge, sitting room, dining kitchen, ground floor WC, and a utility room. Upstairs, the layout is well designed with a master bedroom that includes an en suite bathroom, four additional bedrooms with views to the Welsh Hills from rear facing bedroom windows, and a four-piece family bathroom.

The annex boasts its own separate entrance, accessible through a large boot room, leading to a spacious open plan dining kitchen, hallway, lounge, ground floor bedroom, and bathroom. On the first floor, there is a large landing area, two double bedrooms, and a WC.

Externally, the property is accessed via a gated driveway leading to extensive off road parking, a turning area, and a detached double garage with loft office/storage space. Additional features include three portal frame sheds and a large three room home office, comprising a formal office, snooker/games room, and bike store. Viewing is highly recommended to fully appreciate this property.

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.





ACCOMODATION ENTRANCE PORCH

Timber panel door and double glazed side window, stone flooring, radiator, cloaks cupboard and ground floor WC. **WC** comprising a WC, wash hand basin, heated towel rail, stone flooring, double glazed window.

ENTRANCE HALL

Spacious entrance hall with staircase rising to the first floor landing having a useful storage cupboard beneath, radiator.

OFFICE

Double glazed window to rear, radiator.

LOUNGE

Double glazed window and doors to front, brick fireplace, inset log burner.



DINING KITCHEN

Fitted with modern comprehensive range of wall, base and drawer units, walnut worksurfaces, white inset sink with a mixer tap over, Rangemaster electric oven, extractor, integrated microwave, wine fridge, space for an American style fridge freezer, dishwasher, stone flooring throughout, brick fireplace with an inset log burner and timber mantel, radiator, double glazed window to front and rear and doors to outside.

SITTING ROOM

Double glazed window to rear, radiator.

UTILITY

Range of units, sink unit and plumbing point for a washing machine, space for a tumble dryer, stone flooring, two storage cupboards, connecting door through to the boot room.



FIRST FLOOR LANDING

Double glazed window to rear, radiator, loft access, airing cupboard housing the pressuring hot water cylinder.

BEDROOM 1

Large master bedroom with double glazed windows to front and rear, skylight window, two radiators.

EN SUITE

Panel bath, shower cubicle with mains shower, WC and wash hand basin, tiled flooring, heated towel rail, double glazed window.

BEDROOM 2

Double glazed window, radiator.

BEDROOM 3

Double glazed window, radiator.

BEDROOM 4

Double glazed window, radiator.

BEDROOM 5

Double glazed window, radiator.

BATHROOM

Panel bath, shower cubicle with a mains shower, WC and wash hand basin, part tiled walls, heated towel rail, skylight window.





ANNEX BOOT ROOM

Providing a separate entrance for the annex albeit connected to the main residence, with double glazed windows, two radiators, stable door to outside.

OPEN PLAN DINING KITCHEN

Wall, base and drawer units, single drainer sink unit with a mixer tap over, electric oven, hob, extractor, fridge freezer, dishwasher, tiled flooring, cupboard housing the central heating boiler and a plumbing point for a washing machine, radiator, stairs to the first floor landing, two double glazed windows.

LOUNGE

Double glazed windows to front and rear, brick fireplace, inset log burner, timber mantel and tiled hearth, two radiators.

GROUND FLOOR BEDROOM

Double glazed window, radiator.

SHOWER ROOM

Shower cubicle, mains shower, WC and wash hand basin, heated towel rail, part tiled walls, double glazed window.

EN SUITE

Pane bath, shower cubicle with mains shower, WC and wash hand basin, tiled flooring, heated towel rail, double glazed window.



**FIRST FLOOR
BEDROOM 2**

Skylight window, radiator, access to eave space.

BEDROOM 3

Skylight window, radiator, access to eave space.

WC

WC and wash hand basin, radiator, access to eave space.





OUTSIDE

Electric gates allow access to the driveway providing extensive off road parking and turning area, large yard and a **DETACHED DOUBLE GARAGE** with roller shutter door, electric car charger point and stairs rising to the first floor storage/additional office space.

OUTBUILDINGS

One, two bay and two three bay portal frame sheds with power and water plus one having secure storage. The home office is a large detached building comprising a large office space and WC with separate side entrance, snooker/games room and bike store.



GARDEN

There are private gardens to both sides of the property being mainly laid to lawn extending to a children's barked play area with swings and playhouse and outdoor hot tub.

LAND

Extending to approximately 16.5 acres in all comprising three fields, one benefitting from separate access, two ponds and woodland area.





LOCATION

Situated in idyllic rural surroundings, Northop is a sought after area in North Wales, within the county of Flintshire, located midway between Mold and Flint, just off junction 33 of the A55 Expressway and approximately 12 miles from Chester City Centre. The village features two popular public houses, a cricket club, and an award-winning golf course. Northop College offers horticultural courses for students of all ages, in areas such as animal care, floristry, horse care, horticulture, and agricultural machinery. Wrexham University's Northop campus is the hub for land based and rural education, with courses on animal studies and biodiversity.

Nearby Mold provides comprehensive shopping facilities, including national supermarket brands, boutique shops, bars, restaurants, and a regular market. Northop's location just off the A55 offers easy access to the North Wales Coastline and connects to major motorway networks such as the M53 and M56, leading to all major commercial centres in the North West.



SERVICES

Mains electric, water, private drainage, two oil tanks.

COUNCIL TAX G

EPC D

DIRECTIONS

Sat Nav CH7 6DG

What3words ///listening.twilight.litters

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Pear Tree Farm, Golftyn Lane Northop, Mold

Approximate Gross Internal Area

Main House = 4021 Sq Ft/374 Sq M

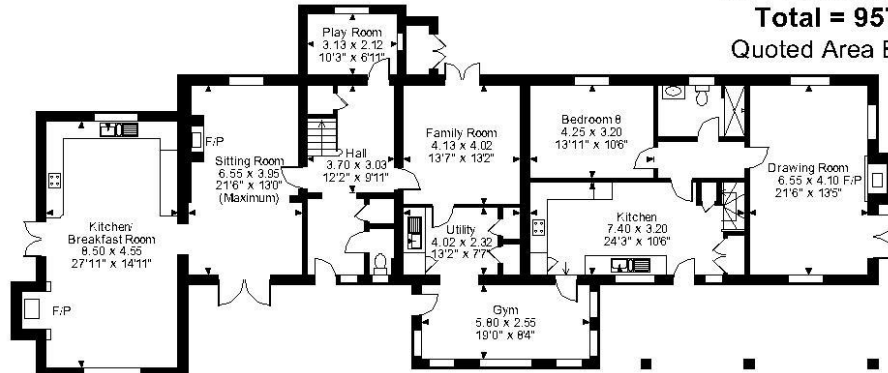
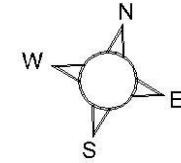
Garage Building = 560 Sq Ft/52 Sq M

Barns = 3957 Sq Ft/368 Sq M

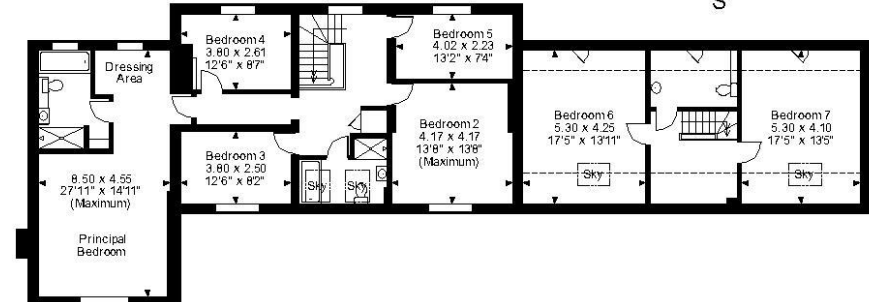
Office Building = 1041 Sq Ft/97 Sq M

Total = 9579 Sq Ft/890 Sq M

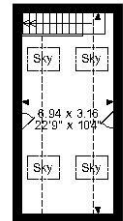
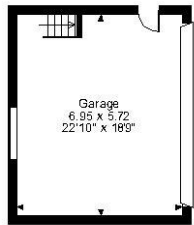
Quoted Area Excludes 'External C/B'



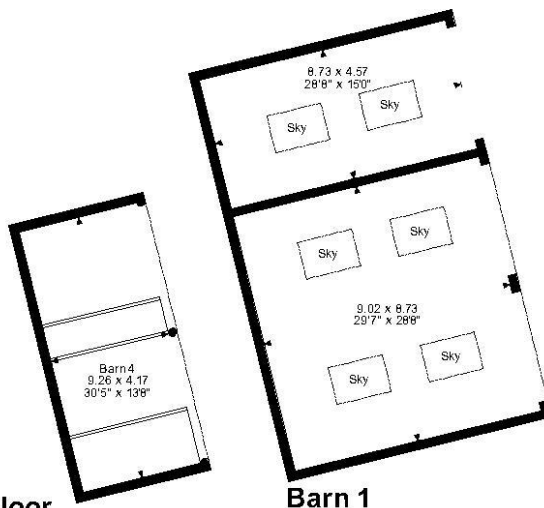
Ground Floor



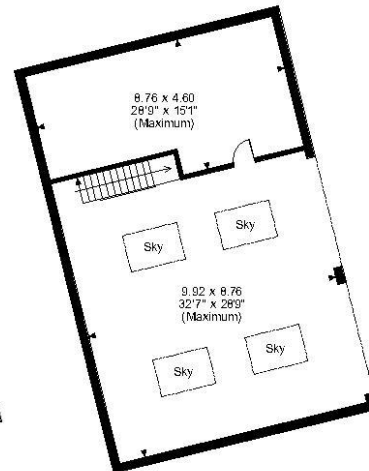
First Floor



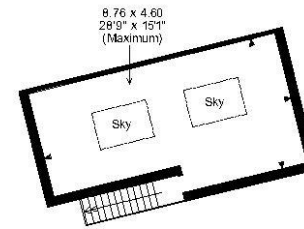
Garage First Floor



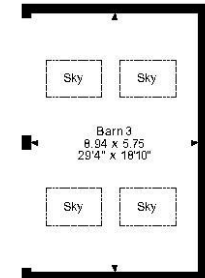
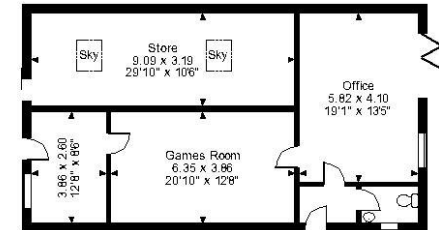
Barn 1



Barn 2 Ground Floor



Barn 2 First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE