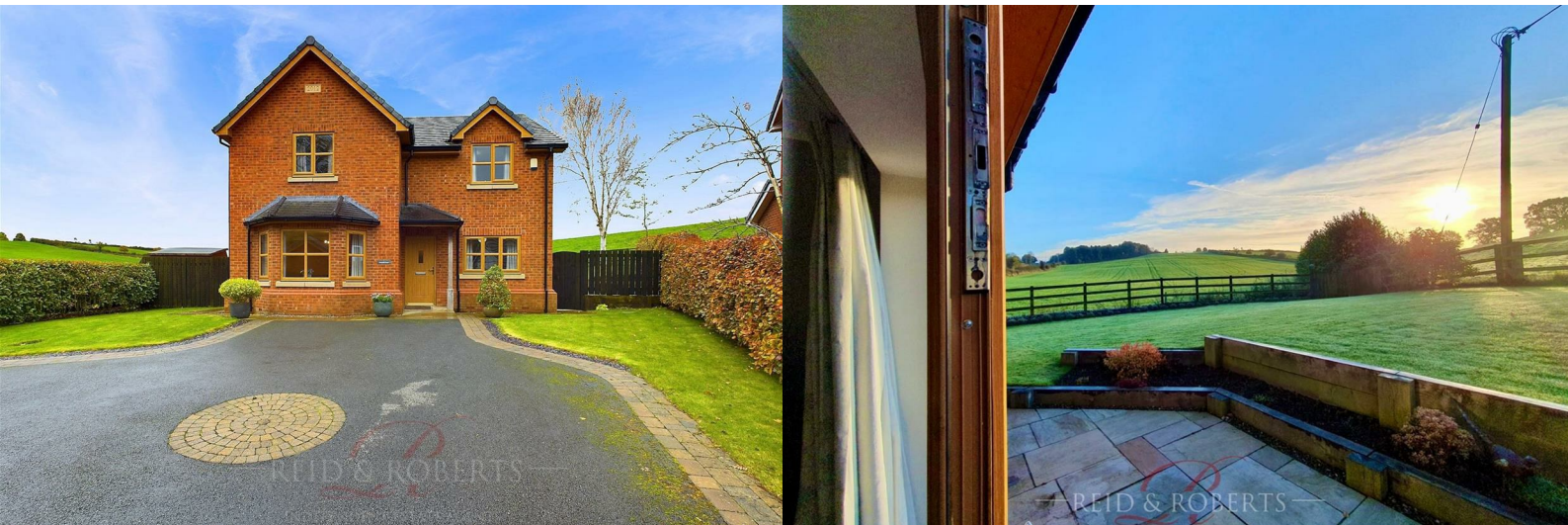




1 Cwrt Cranfield

New Brighton, Mold, CH7 6GW

Offers Over £550,000



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Property Description

Welcome to this exceptional, individually designed home, a high-specification property crafted with care and attention by the current owner. Thoughtfully designed and meticulously built as a self-build project, the home reflects pride in every detail, from its spacious, light-filled rooms to its premium finishes and underfloor heating throughout all tiled areas. Set in a picturesque area with open countryside views, this unique property is ideal for families or those who enjoy entertaining, offering an expansive open-plan living area that seamlessly connects to a chef's kitchen with a central island and high-end appliances. The landscaped gardens and tranquil surroundings make it a true retreat, perfectly suited for modern family living.

Inside, this elegant home comprises an open-plan lounge and dining area, a fully equipped kitchen and breakfast room, a convenient utility room, and a welcoming reception hall with a guest cloakroom. Upstairs are four generously sized bedrooms, including a luxurious main bedroom with an en-suite, and a spacious family bathroom. Additional highlights include a dedicated office, a double garage with ample storage, and beautifully landscaped gardens, completing this one-of-a-kind property.

To the rear garden, you'll find a generous paved patio area, ideal for outdoor dining and lounging, framed by custom-built, raised wooden flower beds brimming with flowering shrubs and bushes. Adjacent is a tiered, slatted patio space, perfect for potted plants or setting up a barbecue area for entertaining. The garden gently slopes up toward the hills, with a larger lawn extending across the back, framed by wooden picket fencing that blends seamlessly with the rural surroundings. Wrapping around both sides and the rear of the property, this simple, versatile garden offers ample space to enjoy peaceful countryside views.

Accommodation Comprises

Reception Hallway

Upon entering the home through the composite front door, you're welcomed into an impressive reception hall with tiled flooring, underfloor heating, and a grand, turned staircase leading to the first floor. A striking picture window floods the space with natural light, setting the tone of elegance that flows throughout. Practicality is enhanced with built-in under-stair storage, a ceiling alarm system, and modern, coved ceiling.

Lounge

The sitting room is a haven of comfort and sophistication, featuring a large bay window that fills the room with light. Enjoy the cosy ambiance created by the coved ceiling, plush carpeted flooring, and double-paneled radiator. The lounge is equipped with sockets connected to the light switches, ideal for mood lighting with lamps, perfect for unwinding or entertaining guests.

Open Plan Living Space

Adjacent to the kitchen is an expansive, open-plan lounge and dining area, designed for both relaxation and entertaining. This light-filled space features dual-aspect wood-grain uPVC French doors that open onto the garden, creating a seamless indoor-outdoor flow with views of rolling fields beyond. The tiled flooring, inset dimmable ceiling spotlights, and integrated underfloor heating ensure comfort and style.

Kitchen and Breakfast Room

Step into the heart of this luxurious home, where the kitchen and breakfast room seamlessly blend elegance with functionality. This beautifully crafted kitchen boasts solid wood painted cabinetry paired with gleaming granite countertops. The centerpiece is a striking stainless steel five-ring gas hob with a sleek glass extractor fan, accompanied by high-spec built-in appliances, including an eye-level oven, grill, and microwave. Enjoy the convenience of an integrated fridge-freezer, dishwasher, and a generously sized kitchen island, perfect for casual dining with its breakfast bar and ample storage. The space is enhanced with under-cabinet lighting, inset dimmable spotlights, and underfloor heating, all adding to the room's warm, inviting ambiance.

Utility Room

The utility room offers practicality without compromising on style, with fitted storage cabinets housing the wall-mounted boiler, as well as a stainless steel sink and drainer with granite-effect worktops. It provides dedicated space and plumbing for a washing machine and dryer, making it an organised, functional space with continued underfloor heating and a side window offering garden views.

Office

Ideal for remote work or study, the office features a built-in desk with drawers, offering ample workspace. A wood-grain double-glazed window allows natural light, complemented by ceiling lighting and a single-paneled radiator, ensuring a productive, serene atmosphere.

Downstairs W.C

Conveniently located on the ground floor, the guest cloakroom features a stylish two-piece suite with a vanity unit and a modern washbasin, complete with a mixer tap and tiled splashback. Inset spotlights and a ceiling extractor fan add a touch of luxury.

First Floor Landing

The first-floor landing is a space of its own, offering panoramic countryside views through a large picture window. Thoughtfully designed with wall lights, a central ceiling light, and a loft access hatch, it leads seamlessly to each bedroom.

Master Bedroom

The main bedroom is a larger-than-average room complete with built-in wardrobes, bedside tables, and elegant shelving. Inset spotlights and a central ceiling light create a warm atmosphere, while a wood-grain double-glazed window offers stunning garden and countryside views.

En Suite

The ensuite boasts a luxurious three-piece suite, with a walk-in double shower featuring a rainfall showerhead, a modern vanity unit, and underfloor heating, for a private space that exudes sophistication.

Bedroom Two

Bedroom Two is a spacious, versatile room with a large wood-grain double-glazed window overlooking the front of the property. It features a single-panel radiator and a practical alcove with inset spotlights, ideal for bookshelves or additional storage. Currently set up as a games room, it can easily be arranged as a comfortable double bedroom.

Bedroom Three

Bedroom Three offers a peaceful setting with a double-glazed window providing views of the rear garden and surrounding countryside. This spacious double bedroom includes carpeted flooring, a central ceiling light, and a single-panel radiator, making it a comfortable space for guests or family.

Bedroom Four

Bedroom Four is a well-sized room with built-in wardrobes that include mirrored doors, shelving, and hanging rails. A wood-grain double-glazed window brings in natural light from the front of the property, and a single-panel radiator completes the room. This bedroom is ideal as a guest room or for everyday use, providing ample storage and comfort.

Family Bathroom

Indulge in the elegance of a four-piece bathroom suite, featuring a wall-mounted wash basin, a spacious, inset bathtub, and a walk-in double shower with rainfall showerhead and glass screen. Fully tiled with a chrome heated towel rail and underfloor heating, this bathroom offers a truly relaxing experience.

Gardens

Step out from the utility room onto a paved pathway that runs along the side of the property, leading to a charming garden with a natural feel. The path is bordered by a small, low-maintenance lawn, perfect for future landscaping touches, all enclosed by fencing that offers sweeping views of the rolling countryside and adjacent farmland. A side gate provides easy access to the front of the home.

Following the pathway to the main garden, you'll find a generous paved patio area, ideal for outdoor dining and lounging, framed by custom-built, raised wooden flower beds brimming with flowering shrubs and bushes. Adjacent is a tiered, slatted patio space, perfect for potted plants or setting up a barbecue area for entertaining.

The garden gently slopes up toward the hills, with a larger lawn extending across the back, framed by wooden picket fencing that blends seamlessly with the rural surroundings. Wrapping around both sides and the rear of the property, this simple, versatile garden offers ample space to enjoy peaceful countryside views.

Tel: 01352 700070

Garage

The property includes a spacious double garage with an electronic up-and-over door, wood-grain double-glazed windows, and a frosted panel door providing natural light. Concrete flooring, built-in shelving, and plentiful electric sockets make this an ideal space for storage, a workshop, or simply secure vehicle parking.

Solar Panels

The property benefits from solar panels fitted on the roof, the battery storage system is located in the boarded loft.

EPC Rating - C

Council Tax - Band G

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.

Viewings

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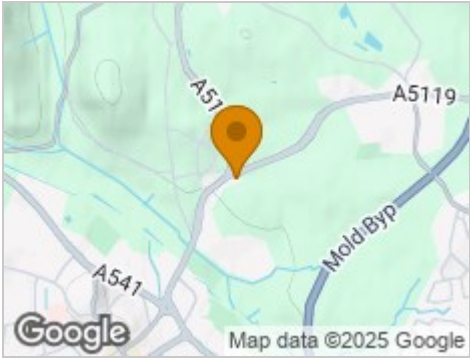
Road Map



Hybrid Map



Terrain Map



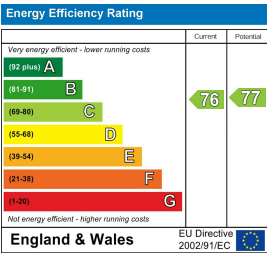
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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