



PORTFOLIO  
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White House, Wrexham Road, Mold CH7 1HT

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*A 6-Bedroom Grade 2 listed detached gentleman's villa standing in an acre of land with beautifully landscaped gardens – an astonishing blend of period charm and modern convenience.*



## Entrance Hall

Minton tiled floor, antique-style radiator, access to cellar stairs and inner hall, high ceiling, panelled doors off to Principal receptions, with staircase rising to the first-floor landing.

## Ladies' Lounge

14' 2" x 17' 3" into bay ( 4.32m x 5.26m into bay )  
With stripped timber floor, a beautiful bay window to the front elevation with multi-paned inserts and fitted shutter doors, a central fireplace with dressed stone surround and slated hearth and inset cast-iron woodburning stove, a side bay window with multi-paned inserts overlooking the side terrace and garden, high ceilings with decorative coving and fitted picture rail, and an antique-style radiator.

## Games Room

22' 5" + bay x 14' 5" ( 6.83m + bay x 4.39m )  
A splendid multi-purpose room potentially suitable for a family room, games room or second drawing room, with high ceilings and fitted picture rail, stripped timber floor, wide bay window to the side elevation with a window seat and an attractive view over the side garden, fitted fireplace with dressed stone and slate hearth and inset woodburning stove, cupboards fitted with shelving and storage space, antique-style radiators and double doors leading to the inner hall.



## Sitting Room/TV Lounge

16' 10" x 14' 10" ( 5.13m x 4.52m )  
A light room – again multipurpose – with herringbone-pattern wood block floor, high ceilings, picture rail, sash windows to the side elevation with a view over the Sun Terrace and garden, full-width fitted storage unit with timber worktop, display and storage shelving, and under-worktop storage cupboards.

## Office/Bedroom 5

13' 9" x 11' 10" ( 4.19m x 3.61m )  
With fitted timber floor, windows to front and side elevations with attractive views, radiator, high ceiling,

picture rail, a most attractive fitted fireplace with Victorian-style grate inset, moulded fire surround and mantle and tiled hearth.

## Cellar

9' 4" x 12' 4" + entrance ( 2.84m x 3.76m + entrance )  
Stone steps from the front hall lead down to the useful cellar storage area which is plastered, with recessed ceiling spotlights.

## Cloakroom/WC

With decorative wall tiling, dual flush low-level WC, radiator, and fitted wash basin with cupboard under.

### **Kitchen/Breakfast Room**

Irregular Shaped Room 22' max x 22' max ( 6.71m max x 6.71m)

A spectacular family kitchen/breakfast room with ample space for dining and relaxation, the room is part-divided by a central peninsula unit which is timber clad, the kitchen area has an extensive range of fitted wall and base units, part-timber worktops and part-granite worktop, an inset Butler-style sink with mixer tap over, an inset 5-ring gas hob unit with chromed splashback, inset double oven and grill combination unit, and built-in integral microwave and Neff coffee machine, a tall larder fridge, and an integrated dishwasher. Continuation of high-gloss tiles with former fireplace recess, also with secondary fireplace with timber mantel over, herringbone-pattern brick-inlay hearth and fitted wood burner, staircase rising to a mezzanine gallery which makes a lovely quiet reading area with fitted shelving, exposed ceiling timber, recessed ceiling spotlights, understairs storage cupboard, antique-style radiators and glazed doors to the rear terrace and seating area.



### **Laundry Room**

10' 5" x 9' 8" ( 3.17m x 2.95m )

With continuation of high-gloss tiling, the laundry room has a fitted timber worktop and granite top with inset industrial stainless steel sink, with space and plumbing under working surface for a washing machine, tumble dryer, and a spare fridge, etc. Double doors lead into a walk-in boiler cupboard with wall-mounted Glowworm gas fired boiler for central heating and domestic hot water, and pressurised tank.



### **First Floor**

From the hall, the staircase rises to a half landing and then branches to both front and rear to the first floor landing with window views over the front garden and doors off to



### Bedroom One

17' 1" x 10' 8" + wardrobe recess ( 5.21m x 3.25m + wardrobe recess )

With herringbone-pattern woodblock flooring, windows to the side elevation with a view of the garden, antique-style radiator, fitted wardrobe cupboard with sliding mirror-fronted doors, hanging space and shelving, and a corner-mounted recessed woodburning stove with tiled hearth under.

### En-Suite Shower Room

A fully-tiled shower enclosure with shower screen door, thermostatic shower valve with hand-held attachment and pancake rain head, dual flush low level WC, fitted wash basin with cupboard under, ladder-style chromed towel rail/radiator, recessed ceiling spotlights, electric shaver point, fully tiled floor and complementary wall tiling.

### Bedroom Two (front-right)

14' 10" x 14' 2" ( 4.52m x 4.32m )

With windows to the front and side elevation with multi-panel inserts and deep display sills, a central chimney breast with inset cast-iron Victorian-style grate with surround and mantle, antique-style radiator, and high ceilings.



### Bedroom Three (front-left)

13' 9" x 11' 11" ( 4.19m x 3.63m )

With windows to the front and side elevation with views over the gardens, antique-style radiator, and high ceilings.

### Bedroom Four/Dressing Room

13' 6" max x 10' 5" ( 4.11m max x 3.17m )

With herringbone-pattern woodblock floor, windows to the side elevation, full range of fitted wardrobe cupboards with hanging space and shelving, mirror-fronted sliding doors and display shelving. Steps down into the En-Suite Shower Room.

### En-Suite Shower Room

With Travertine tiled floor, recessed ceiling spotlights, fully-tiled shower cubicle with shower door, thermostatic shower valve with large showerhead, part-panelled walls, fitted wash basin with waterfall mixer tap and drawer units under, radiator wall-mounted extractor.

### Family Bathroom

An extremely well-appointed family bathroom with a high gloss tiled floor with decorative patterned insert, a freestanding tub bath with side-mounted swan-neck tap

and shower attachment, fully tiled shower cubicle with thermostatic shower valve and large showerhead, complimentary wall tiling including feature banding and feature wall, a wide basin unit with mixer tap and drawers under, low level dual flush WC, frosted windows to the side and rear elevations, a large vertical chromed towel rail/radiator, and recessed spotlights.

### **Annex**

A door from the Kitchen/Breakfast Room leads through to the most useful annex space with

### **Sitting Room/Snug**

11' 5" x 11' 1" ( 3.48m x 3.38m )

With a high gloss floor, recessed ceiling spotlights, stable door to the Terrace, under-stairs storage cupboard, and a doorway leading into Bedroom 6, and steps up to the TV Loft.

### **Bedroom 6**

11' 3" x 8' 8" max ( 3.43m x 2.64m max )

With a high gloss tiled floor, a range of fitted wardrobe cupboards with sliding mirror-fronted doors, high-vaulted ceiling with possible mezzanine deck, wall-mounted electric radiator, high-level window, exposed ceiling timbers.

### **TV Loft**

11' 10" x 11' 9" ( 3.61m x 3.58m )

With a vaulted ceiling, exposed ceiling timbers, herringbone wood block floor, brick wall and window overlooking the Terrace.

### **Hobbies Room/Office**

15' 9" to cupboard fronts x 15' 6" ( 4.80m to cupboard fronts x 4.72m )

Converted from the former double garage, this room forms an outstanding workspace/playroom and mezzanine office, with wood-effect herringbone tiled floor, a vaulted ceiling with exposed ceiling timbers and recessed spotlights, double glazed patio doors opening to the driveway, windows to the rear elevation and further high-level Velux-style windows. The ground floor space has a very extensive range of fitted storage cupboards, timber working surface with cupboards under, electric radiator, and a timber staircase up to the mezzanine study.

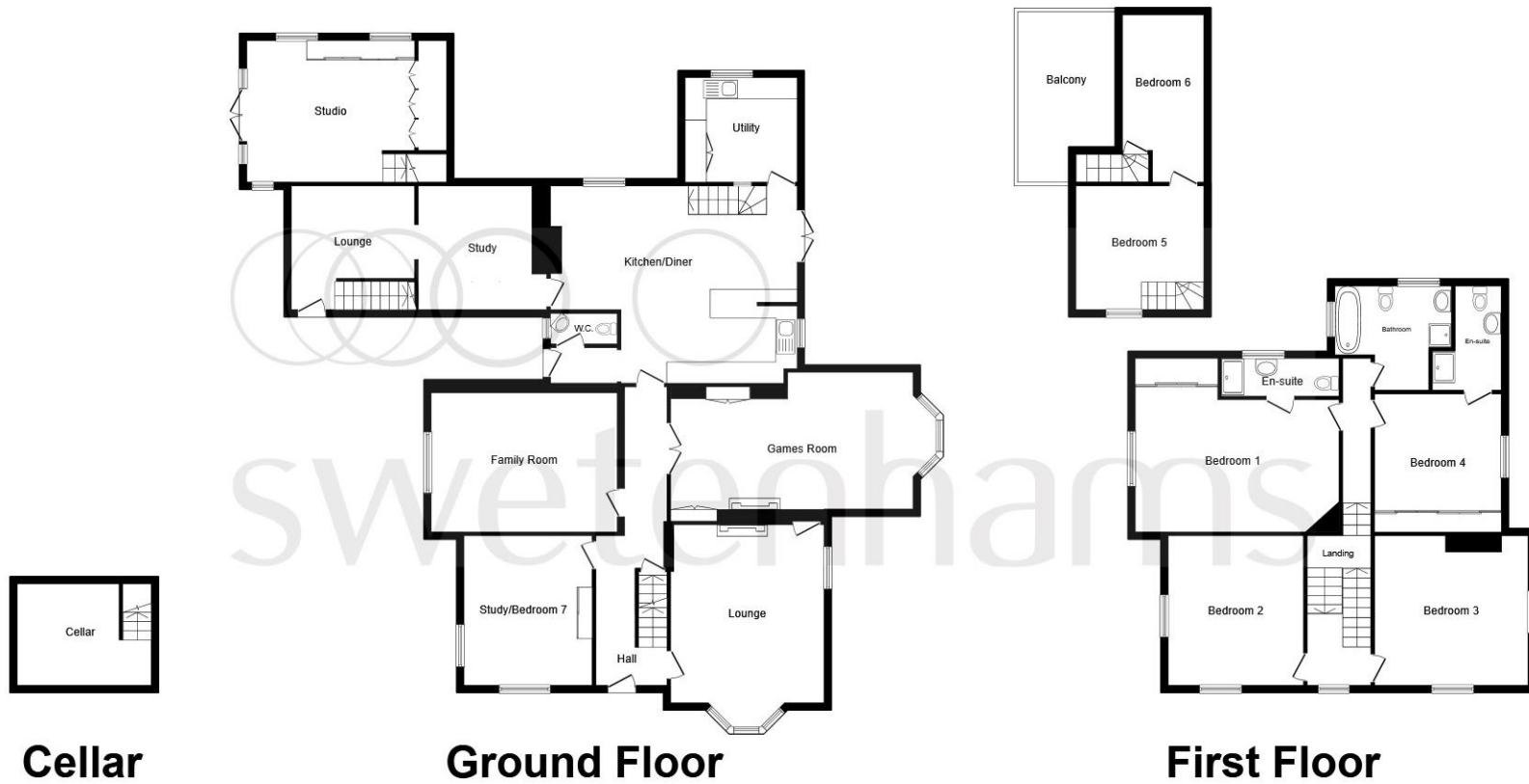
### **Mezzanine Study**

11' 8" min x 7' 6" ( 3.56m min x 2.29m )

With timber floor, gallery landing with glazed panelling, vaulted ceiling with exposed ceiling timbers, recessed spotlights, fitted kneehole desk unit with deep and wide timber desktop, radiator and fitted cupboards, with one exposed brick wall.

### **Outside**

The property sits in delightful landscaped gardens of around an acre, the periphery of which is surrounded by mature hedging with an abundance of mature trees and fences, providing excellent screening from the roadway and pavement. The property is set well back at the end of a long driveway, accessed via timber gates, and with a stone retaining wall bordering the pavement. The driveway continues beyond the house to a gravelled parking and turning area adjacent to the former garage, now office and hobby room. In front of the house is a terraced garden leading down to a play area and sun terrace with a greenhouse. There are multiple secluded seating areas dotted around the house with a large rear barbecue terrace, private sun terrace, and other block paved and flagged seating areas. The sweeping lawn provides a wonderful play area.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## welcome to White House, Wrexham Road, Mold CH7 1HT

A Grade 2 listed detached gentleman's villa standing in an acre of land with beautifully landscaped gardens. An astonishing blend of period charm and modern convenience. Rarely do exceptional family homes in such convenient locations become available. The house is versatile and flexible containing extensive family living space and with the opportunity to combine families and for working from home.

Offers over

# £1,000,000

- Grade 2 Listed 6-Bedroom Detached Property
- A blend of period charm and modern convenience
- Set in an acre of land with beautifully landscaped gardens
- Family Bathroom plus 2 En-Suites
- Hobbies Room/Office and Cellar
- Mezzanine Study, TV Loft, and Annex
- Long Driveway

Tenure: Freehold  
EPC Rating: F  
Council Tax Band: I



To find out more information or to arrange a viewing call

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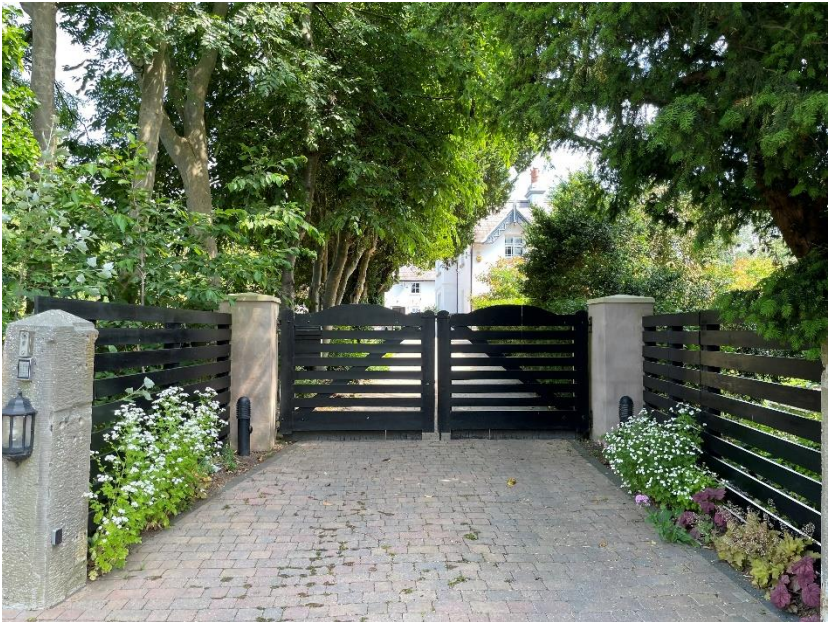
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SCHEDULE OF PHOTOGRAPHS

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## LOUNGES





## GAMES ROOM





# KITCHEN





# ANNEX









## UPSTAIRS







# SHOWER ROOMS



# GARDENS









## PATIOS





## OFFICE/ART STUDIOS



