



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Pickworth, Starkey Lane, Northop, Mold, CH7 6DG

- Immaculate Detached 4 Bedroom Property in approx. 2.6 Acres
- Stunning & Idyllic Location with Rural and Estuary Views
- Gas Fired Central Heating, Double Glazing
- Easy Access to the A55 Expressway
- Extensive Landscaped Gardens, Outbuildings and Paddock
- Finished to a high specification & tastefully decorated throughout
- Sought-After Location
- Viewing Essential

Situated in an enviable position on the outskirts of Northop, Mold, this immaculate detached 4 Bedroom property with approximately 2.6 acres and outbuildings offers a unique opportunity for those seeking a peaceful rural lifestyle. Boasting extremely spacious and well appointed accommodation, this property is perfect for families or those looking for extra space and the versatile layout lends itself ideal for the provision of a self-contained annex if required.

The residence is finished to an exacting standard throughout, ensuring a comfortable and stylish living environment. The property is complemented by beautifully landscaped gardens, providing a serene outdoor space to relax and entertain.

In addition to the main dwelling, the property features a detached double garage and numerous useful outbuildings, ideal for those with equestrian or smallholding interests. The expansive paddock offers ample space for outdoor activities or the possibility of keeping livestock, making it ideal for those with a passion for country living.

One of the standout features of this smallholding is the stunning rural and estuary views that can be enjoyed from various vantage points around the property. The location is not only peaceful and private but also conveniently situated for easy access to the A55 Expressway, ensuring that you are well-connected to nearby towns and cities.

With gas-fired central heating, electric underfloor heating and double glazing throughout, you can enjoy warmth and energy efficiency all year round.

This exceptional property presents a rare opportunity to embrace a lifestyle that combines the beauty of the countryside with modern comforts. Whether you are looking to settle down in a serene environment or seeking a smallholding with potential, this home is sure to impress.

LOCATION

The property occupies a particularly peaceful and picturesque location and is approached via a quiet country lane opening to the gravel driveway. The mature hedging affords the property an excellent level of privacy and the surrounding area comprises of completely unspoiled countryside with lovely walks and quiet lanes ideal for

riding out. Conveniently situated within a short distance of the A55 Expressway providing easy access to Chester and the North Wales Coast.

THE ACCOMMODATION

Immaculately presented throughout and finished to a high specification, the property benefits from a substantial extension and now provides an impressive family home with extremely light and tastefully decorated accommodation throughout. The ground floor accommodation comprises of Living Room with bay window overlooking the front gardens, dual aspect Sitting Room with wood burning stove and patio doors giving access to the paved rear patio, Breakfast Room with oak flooring and French doors to the Living Room, impressive open-plan Kitchen with Dining/Living Area fitted with a comprehensive range of contemporary base and wall units with integrated appliances and coordinating island, Ground Floor Bedroom with large En Suite Shower Room and Gym with oak flooring throughout, Utility Room and separate WC, whilst to the first floor are 3 further double bedrooms, all with beautiful views, family bathroom and separate wc.

GROUNDS, OUTBUILDINGS AND Paddock

The extensive grounds have been beautifully landscaped to provide a truly enviable outside space ideal for outdoor entertaining. The gravel driveway opens out to the front lawns and well stocked flower borders providing year-round colour, a number of mature trees and established hedging provide a high level of privacy and there is ample parking for a number of vehicles together with a detached double garage. To the side is an enclosed orchard area with large timber hen houses, whilst the rear gardens are enclosed, provide expansive lawns, numerous flower borders, established trees and vegetable garden, together with a beautiful sheltered and sunny paved patio and timber summer house. The outbuildings are also situated to the rear and comprise of a brick-built range providing a hobby room and two useful implement stores. A gated access leads to the level and well fenced paddock which is laid to grass and also benefits from road access onto Starkey Lane. Within the paddock, there is a substantial modern agricultural building ideally suited as a workshop or for animal housing. In all, this superb rural property amounts to approximately 2.6 acres and provides a versatile and stunning rural family residence in an unrivalled setting.





SERVICES

Mains water and electricity, private drainage, gas fired central heating together with electric underfloor heating.

COUNCIL TAX BAND F

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

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		
	45	57
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



