



## HIGH STREET, NORTHOP

£325,000

- GRADE II LISTED COTTAGE
- SOUGHT AFTER LOCATION
- DRIVEWAY PARKING
- DETACHED GARAGE
- SPACIOUS LIVING ROOM
- NO CHAIN

# HIGH STREET, NORTHOP

3  
BED

1  
BATH

2  
RECEPTION

Welcome to 1 Grosvenor House, a beautifully presented Grade II listed period property ideally situated on the sought-after High Street in the picturesque village of Northop. This elegant and spacious home combines timeless character with modern comfort, offering an exceptional lifestyle in a thriving community setting.

Northop has long been a sought after location among home buyers and with good reason as it has every facet that goes into making the archetypal village of our imagination. There is a well-stocked local shop and Post Office, two pubs, a thriving village hall, the village cricket club and the adjacent golf club.

Steeped in history, the cottage boasts a wealth of features, with deep-set windows, and traditional stonework, all lovingly maintained to preserve its historic charm. Sympathetically updated by the current owners, the property now offers a perfect blend of heritage and functionality, ideal for modern family life or those seeking a peaceful countryside retreat.

Entering through a traditional front door, the home opens into a spacious entrance hallway that sets the tone for the rest of the home. The cosy lounge provides an inviting space to relax, with

French doors leading directly to the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. A separate dining room offers an ideal setting for entertaining.

The well-appointed kitchen is both practical and stylish, complete with ample storage and workspace, with an adjoining utility room and a convenient downstairs cloakroom/WC, thoughtfully designed for everyday ease. Upstairs, the property offers three well-proportioned bedrooms, each filled with natural light and charm, alongside a modern three piece family bathroom consisting of a bath with shower above, WC and sink as well as a useful storage cupboard.

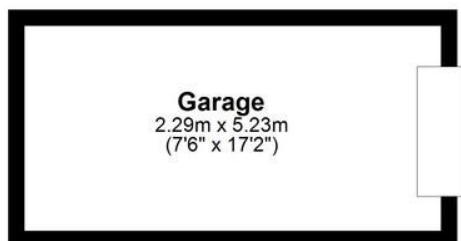
Outside, the property continues to impress with the property benefitting from a private rear garden, landscaped for ease of maintenance and offering a paved terrace, lawned area, and raised flower beds-a perfect space for al fresco dining or quiet enjoyment. To the rear, you'll also find a single garage with lights and power and off-road parking for two vehicles, a rare and valuable feature in this central village location.



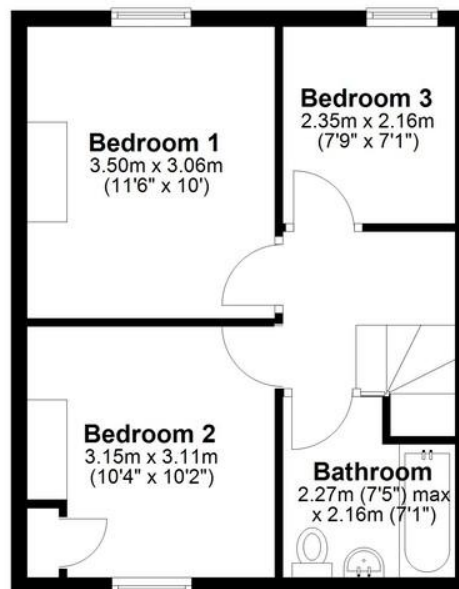
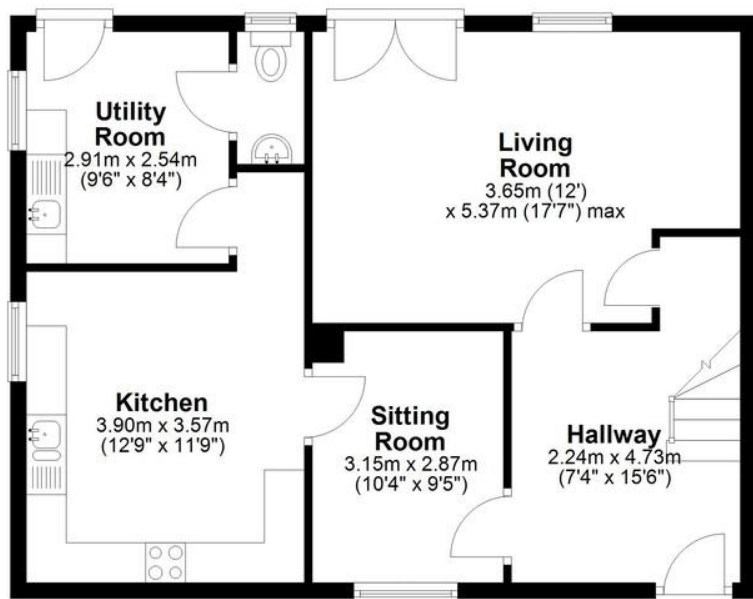




### Ground Floor



### First Floor



### TOTAL FLOOR AREA

1,130 sq ft / 105 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

### COUNCIL TAX

Band E

### LOCAL AUTHORITY

Flintshire County Council

### TENURE

Freehold

### SERVICE CHARGE (PA)

### GROUND RENT (PA)

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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