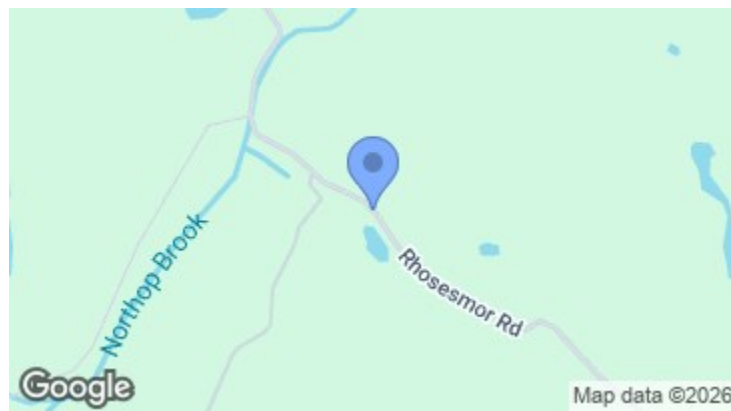


GROSS INTERNAL AREA  
FLOOR 1: 2,452 sq. ft, FLOOR 2: 1,828 sq. ft  
TOTAL: 4,280 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
England & Wales	EU Directive 2002/91/EC		66

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(12-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**Soughton Farm Rhosesmor Road**  
Northop, Mold,  
CH7 6AF

**Price**  
**£1,500,000**

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** 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.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

Set behind private electric gates and approached along a cobbled drive, this is a country residence that rewards the kind of buyer who understands what a considered restoration actually takes. The house dates to 1829. In 2000 it was comprehensively rebuilt not renovated in the superficial sense, but properly remade, with the current owners sourcing three distinct varieties of stone to faithfully match the original fabric. Welsh slate roof, hand-dressed stone walls, far-reaching countryside views stretching towards the Wirral. The character is genuine because the work was done properly. Inside, the quality is consistent throughout. A mature wisteria-draped entrance porch opens into a reception hall with bespoke oak flooring and a handcrafted staircase that sets the tone for what follows. The principal sitting room is anchored by a stone inglenook fireplace with log-burning stove, exposed beams and an oak mantle of real presence. A second reception enjoys dual-aspect light and the same unhurried sense of proportion. The kitchen is built around an Aga, Belfast sink and granite worktops, with a central island and stone floor the kind of room that functions as well for a working Tuesday as it does for a Saturday evening with twelve around the table. Adjoining it, the orangery is the house's finest room: vaulted glazed ceiling, exposed stone, timber floor, French doors opening to a private courtyard. It earns its description. The principal suite occupies a generous footprint with dual-aspect views, a dedicated dressing room, and an en-suite with freestanding bath and double shower. Two further bedrooms each have their own en-suite facilities, with two additional bedrooms offering flexibility for family or guests. A self-contained one-bedroom annexe adjoins the main house vaulted ceiling, French doors to the courtyard, wet room, kitchen-lounge-diner. Useful immediately for guests or family; longer-term a considered asset. The grounds extend to approximately 3.8 acres





Approached through private iron electric gates, a sweeping cobbled driveway sets the tone for this extraordinary country residence, a home where heritage craftsmanship and refined modern living exist in perfect harmony. Originally dating back to 1829, the property has been sympathetically rebuilt and comprehensively refurbished in 2000, preserving its timeless character while embracing contemporary efficiency and comfort.



Constructed beneath a handsome Welsh slate roof and framed by beautiful original stone walls, the residence enjoys a commanding position with far-reaching countryside vistas and views stretching towards the Wirral. Every detail has been carefully considered, with the current owner sourcing three distinct varieties of stone during restoration to faithfully honour the home's historic origins.

Entrance Porch



Inside, the sense of warmth and elegance is immediate. A charming entrance porch draped in mature wisteria opens into

Entrance Hall



a grand reception hall, where bespoke oak flooring flows beneath your feet and a magnificent handcrafted oak staircase rises gracefully to the first floor.

Snug



The ground floor offers a series of beautifully appointed reception rooms, each rich in character. The principal sitting room is an inviting retreat, centred around a striking stone inglenook fireplace with log-burning stove, framed by exposed beams and an impressive oak mantle.



Living Room



A second reception room is equally appealing, with dual-aspect windows flooding the room with natural light, complemented by exposed timbers and wooden flooring.

Kitchen



At the heart of the home lies a superb farmhouse kitchen, blending rustic charm with luxury finishes. Exposed beams sit above granite worktops, a traditional Belfast sink and an Aga range cooker, while a central island provides additional preparation space and room for under-counter refrigeration. Stone flooring completes the space with effortless style.



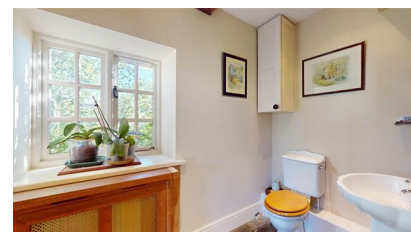
Orangery



Flowing seamlessly from the kitchen is the magnificent orangery. A breathtaking entertaining space with timber flooring, exposed stone walls and a glazed vaulted roof that draws in the changing light throughout the day. French doors open onto an enchanting courtyard, evoking the ambience of a private French retreat.



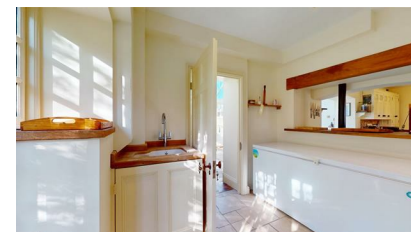
Cloakroom



Utility



Practicality is equally well served with a generous utility room housing the air source heating plant, together with a cloakroom/WC offering plumbing for laundry appliances.



Master En Suite



a luxurious en-suite bathroom featuring a freestanding bath, double shower, pedestal wash basin and WC.

Bedroom Two



Landing



Ascending to the first floor, wooden floors continue throughout the landing, where built-in storage enhances functionality.



En Suite



Bedroom Three



Master Suite



The principal suite is a sanctuary of space and tranquility, enjoying dual-aspect views, and a dedicated dressing room.



Walk Through Dressing Room



Annex Kitchen/Diner



This home benefits from an additional beautifully presented self-contained one-bedroom annex adjoining the home, ideal for guests, multigenerational living or ancillary income. This delightful space features a striking vaulted ceiling light with electrically operated skylight, French doors to the courtyard, a stylish wet room shower suite, kitchen/ lounge/diner and direct access to the elegant orangery. PVC entrance doors provide access to both front and rear elevations.

Annex Living Room



Wet Room



Garage

A detached open-fronted stone garage with generous loft space above offers further versatility, ideal for additional storage, workshop use or future ancillary accommodation, subject to the necessary permissions.

External



Externally, the grounds are nothing short of exceptional. Extending to approximately 3.8 acres, this remarkable estate enjoys an idyllic setting with three well-maintained paddocks, mature stone-walled boundaries and beautifully established grounds that blend seamlessly with the surrounding countryside. A natural spring-fed koi carp pond, fully stocked, provides a tranquil centrepiece, creating a serene and picturesque focal point to the landscaped grounds.