




Bryn Bach
NORTHOP



A COUNTRYSIDE HOME OF SPACE AND PERSPECTIVE

Bryn Bach sits quietly within the Northop countryside, where open skies and far-reaching views shape the rhythm of daily life. Positioned within approximately six acres of gardens, paddocks and equestrian facilities, the setting feels expansive yet connected, offering a rare balance between rural seclusion and everyday convenience.

The house itself blends heritage with thoughtful modernisation. Its earliest origins date back to the early 18th century, while later additions have introduced generous proportions and a layout suited to contemporary living.

The result is a home that feels both established and adaptable, with a strong sense of place throughout.



CHARACTER AND CONTEMPORARY COMFORT

Inside, the atmosphere is immediately warm and inviting. The entrance hall sets the tone, where an inglenook fireplace with a wood burning stove forms a natural focal point. Original stonework and European oak timbers add depth and texture, grounding the home in its history while complementing a more refined, modern finish.





LIGHT-FILLED SPACES

A series of reception spaces unfold with ease, each offering its own character and purpose. The principal sitting room provides a comfortable retreat, while the sunroom draws in natural light and frames views across the surrounding landscape. This connection to the outdoors is a defining feature, creating a sense of calm that carries throughout the home.



FEAST YOUR EYES

At the centre, the kitchen is both practical and welcoming. High gloss cabinetry is paired with granite work surfaces and a substantial island, forming a space designed for gathering as much as cooking. Integrated appliances and a traditional range add versatility, while french doors open directly onto the garden, allowing the space to extend naturally in warmer months.





VERSATILE SPACES

Additional reception rooms offer flexibility for modern life, whether as formal living spaces, a games room or a home office. The layout allows for both openness and privacy, ensuring the house can adapt to changing needs over time.



SPACE FOR FAMILY LIVING

The accommodation has been carefully arranged to support both family life and visiting guests. A ground floor bedroom with en-suite provides a private and practical space, ideal for multi-generational living or longer stays. Further rooms on this level add to the home's versatility, offering options that evolve with lifestyle.







REST & REFRESH

Additional bedrooms are equally well proportioned, each benefiting from natural light and a comfortable sense of space. A guest bedroom enjoys its own en-suite, while the remaining rooms are served by a stylish family bathroom. The overall arrangement creates a sense of balance, where each room feels considered and welcoming.



EQUESTRIAN LIVING AND GROUNDS

The grounds extend to approximately six acres and have been thoughtfully designed to support an equestrian lifestyle. Purpose built stables, a ménage and well maintained paddocks create a fully functional setup, with a separate access point allowing for ease of use without interrupting the privacy of the main house.

A range of outbuildings adds further potential. A substantial studio offers flexibility as a gym, workspace or entertaining area, while multiple garages and storage areas ensure practicality is well addressed. These spaces enhance the overall offering, providing scope for a variety of uses.

Gardens surrounding the house are equally inviting. Expanses of lawn are complemented by mature planting, creating a sense of enclosure without compromising the open views. A pond and timber bridge introduce a gentle focal point, while seating areas offer places to pause and enjoy the landscape.







SETTING AND CONNECTIVITY

Northop is a well regarded village, offering a selection of local amenities alongside a strong sense of community. Nearby Mold provides a broader range of shops, cafés and services, while Chester offers a more extensive selection of retail, dining and cultural experiences within easy reach.

The surrounding area is ideal for those who enjoy outdoor pursuits, with excellent walking and cycling routes close by, alongside golf courses and leisure facilities. Connectivity is strong, with the A55 providing convenient access across North Wales and linking to the wider motorway network for travel further afield.



Approximate Gross Internal Area = 360 sq m / 3874 sq ft
 Garage Building = 126 sq m / 1359 sq ft
 Stable = 75 sq m / 804 sq ft
 Total = 561 sq m / 6037 sq ft

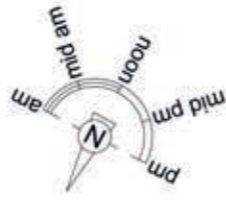


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278893)



FINER DETAILS

- Character property with origins dating back to circa 1710
- Originally a single-storey dwelling, with later extensions
- Two-storey section includes the area to the right of the front door (up to the drainpipe)
- Purchased in 2001, with major renovations beginning in 2004
- Stable yard and outbuildings upgraded to include running water
- Underfloor heating in key areas
- Flooring includes European oak timber, also laid beneath carpeted areas
- Approx. 6 acres of land
- 4 stables (currently 3 rented out)
- Ménage (arena)
- 2 Dutch barns
- Established stable yard with water supply
- Oil-fired heating system
- Private drainage
- Fibre broadband connection
- EV charging point installed

Security camera system, accessible via smartphone

- Set within a peaceful rural environment
- Surrounded by working farms and countryside
- Ideal for equestrian use, smallholding, or country living



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