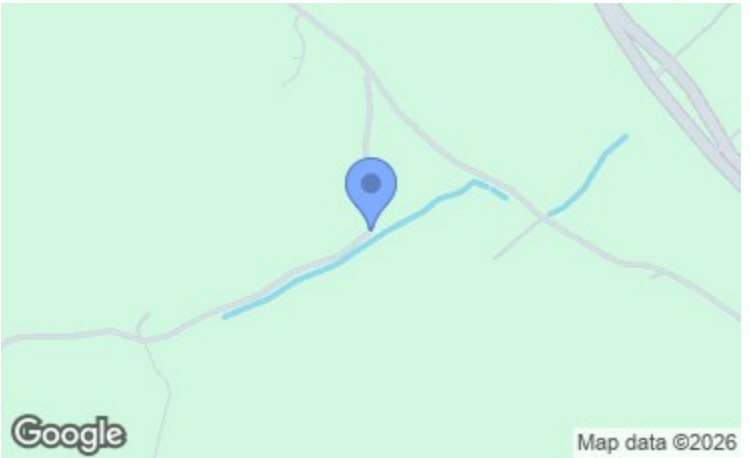
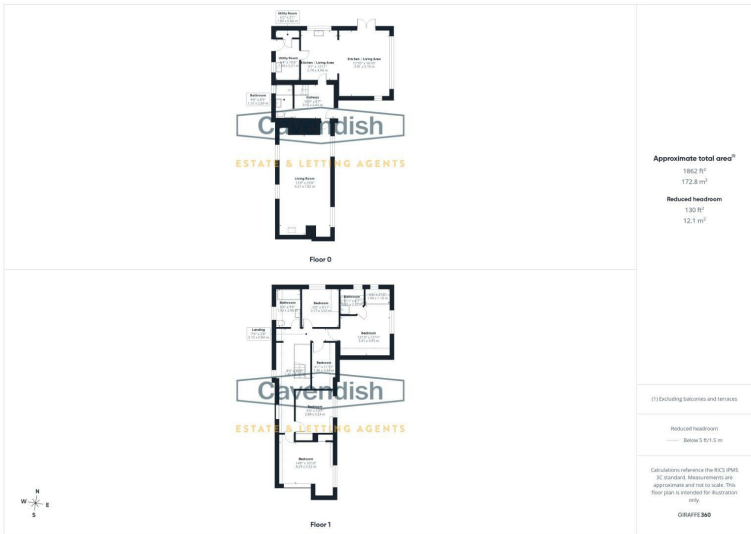




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



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.



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Chester View Tir Y Fron Lane

Pontybodkin, Mold,
CH7 4TU

NEW

£625,000

Perched in an enviable elevated position on the sought-after Hope Mountain, Chester View is an exceptional five-bedroom detached family residence commanding truly breathtaking panoramic views across the Cheshire Plain, towards the Mersey Estuary, Warrington and beyond. Occupying a generous plot with beautifully landscaped gardens, extensive parking and multiple outdoor entertaining areas, this impressive home perfectly combines countryside tranquillity with excellent connectivity to Mold, Wrexham and Chester.

Beautifully presented throughout, the property offers spacious and versatile accommodation designed for modern family living. A stunning open-plan kitchen, multiple reception spaces, five well-proportioned bedrooms, a luxurious principal suite with dressing room and en-suite, and outstanding views from almost every room make this a rare opportunity to acquire a substantial family home in one of the area's most desirable locations.

Externally, the property enjoys extensive lawned gardens, elevated seating terraces, a large driveway with parking for numerous vehicles and uninterrupted far-reaching views that must be seen to be fully appreciated.

Location

Hope Mountain is widely regarded as one of Flintshire's most desirable residential locations, offering an outstanding balance of rural living and accessibility. Positioned between Mold and Wrexham, residents enjoy easy access to a range of shops, restaurants, leisure facilities and highly regarded schools. The surrounding countryside provides endless opportunities for walking, cycling and outdoor pursuits, whilst excellent road links connect the area to Chester, Liverpool, Manchester and the wider North West. Chester View enjoys a particularly privileged position, capturing some of the finest views available in the region.

External

Chester View occupies a substantial plot approached via a gated entrance leading to an expansive tarmac driveway with parking for at least eight vehicles and ample turning space.

Entrance Hallway
3.15 x 2.64 (10'4" x 8'7")



A welcoming and beautifully presented entrance hall accessed via a stylish blue composite entrance door with glazed side panel. Stone tiled flooring flows throughout, complemented by inset LED lighting, integrated ceiling speakers and a radiator. A carpeted staircase with illuminated stair lighting rises to the first floor, creating an immediate sense of quality and attention to detail.

Living Room
4.21 x 7.82 (13'9" x 25'7")



A magnificent open-plan reception space perfectly designed for both everyday family life and

entertaining. The room enjoys dual-aspect double-glazed windows that flood the space with natural light while framing the spectacular surrounding views. A striking exposed brick inglenook fireplace houses a multi-fuel burning stove, creating a wonderful focal point. Exposed timber beams, inset LED lighting, wall lighting add character and warmth. There is ample space for both formal dining and relaxed seating areas, while deep window sills and bespoke storage provide practicality.



Tenure
* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

Council Tax
* Council Tax Band F - Flintshire County Council.

Agents Notes
-Oil Tank
-Worcester Oil Boiler
-Septic Tank

AML
Anti-Money Laundering Verification- Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation. These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal. Please note that these checks must be completed before we are able to formally progress a sale.

Extra Services
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Award Winning Lettings Service
If you are considering purchasing this property as a Buy To Let investment, our award-winning Rentals department would be delighted to offer you a consultation service on how to ensure compliance is met and discuss how best to maximise your profitability.

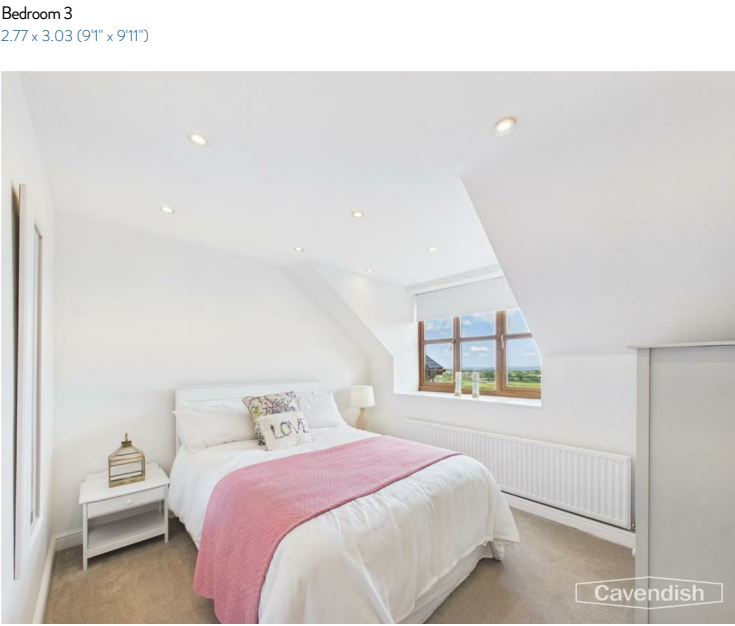
Viewings
By appointment through the Agent's Mold Office 01352 751515.
Our photos might have been enhanced with the help of AI.
FLOOR PLANS - included for identification purposes only, not to scale.

Directions
Cavendish Estate Agents Mold 1 High St, Mold CH7 1AZ Head towards Tyddyn St 0.2 mi At the roundabout, take the 3rd exit onto Chester Rd/A541 0.5 mi At Wylfa Roundabout, take the 4th exit onto A541
?
0.7 mi

Keep right to stay on A541
?
3.6 mi

Turn right
?
0.5 mi

Turn left
? Destination will be on the right
?
0.1 mi
Chester View, Tir Y Fron Lane
Unnamed Road,, Mold



Another generous double bedroom with fitted wardrobes concealed behind double doors, radiator, inset LED lighting and a large front-facing window framing the property's elevated outlook.



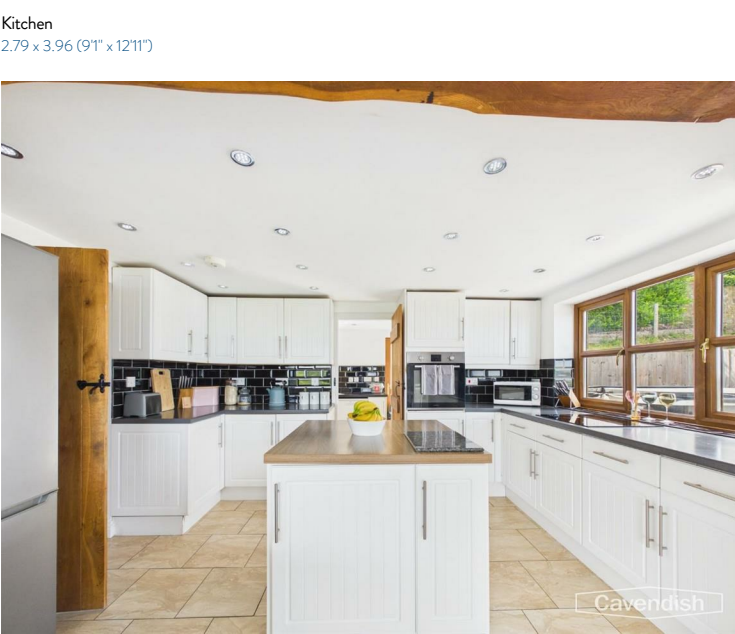
A further double bedroom with rear aspect window, radiator and inset LED lighting. A bright and versatile room suitable for family members or guests.



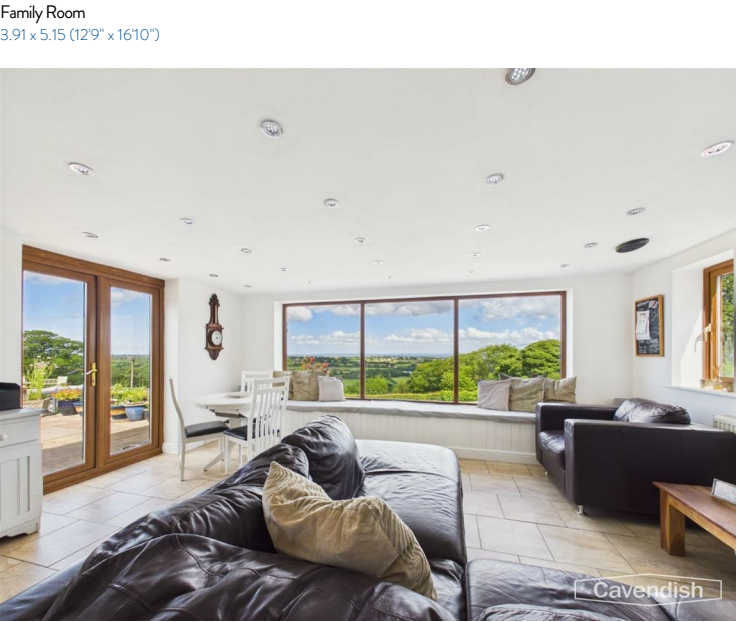
Currently utilised as a nursery and study space, this flexible room features a Velux roof window, radiator, carpeting and inset LED lighting, making it ideal as a home office, nursery or fifth bedroom.



The gardens are a true highlight of the property, comprising large lawned areas, attractive stone boundaries, mature planting and a variety of seating terraces perfectly positioned to enjoy the magnificent panoramic outlook. From sunrise across the Cheshire Plain to evening sunsets over the distant hills, the setting is nothing short of spectacular and must be experienced first-hand to be fully appreciated.



The kitchen forms the heart of the home and has been thoughtfully designed with family life in mind. Fitted with an extensive range of white wall and base units complemented by dark grey work surfaces and contrasting black tiled splashbacks, Appliances include electric cooker and hob the room offers an abundance of storage and preparation space. A central island provides casual dining and a sociable gathering point, whilst large windows enjoy attractive views across the gardens and surrounding countryside.



Flowing seamlessly from the kitchen is a superb second reception room which is currently used as a family sitting room. This bright and versatile space enjoys full-height windows and double doors opening directly onto the patio, allowing the stunning views to become part of the room itself. A bespoke window seat with integrated storage creates the perfect place to sit and enjoy the outlook.



Utility Room
194 x 3.21 (636'5" x 10'6")



Situated off the kitchen, the utility room provides additional storage, fitted with matching worktops and cabinetry incorporating a stainless steel sink and drainer, space and plumbing for laundry appliance. With direct access to the side of the property. Beyond lies a practical plant room housing the hot water system, oil-fired Worcester boiler and further storage facilities.

Downstairs Shower Room
1.37 x 2.69 (4'5" x 8'9")



Fitted with contemporary white sanitary ware comprising WC, wash hand basin and a generous walk-in shower enclosure with mains-fed shower. Finished with stone-effect tiling, extractor fan, heated towel rail and an obscured double-glazed window.

Landing
2.46 x 8.10 (8'0" x 26'6")



Ascending to the first floor, the spacious landing benefits from vaulted ceilings, Velux windows and an abundance of natural light, creating an impressive central space linking the bedroom accommodation.

Primary Bedroom
3.91 x 3.95 (12'9" x 12'11")



An outstanding principal bedroom enjoying spectacular far-reaching views across the Cheshire Plain through a large double-glazed window. The room offers generous proportions with ample space for substantial bedroom furniture.



A superb dressing area fitted with extensive hanging and storage space, radiator and natural light from its own window.

Ensuite
1.81 x 2.02 (5'11" x 6'7")



Beautifully appointed with stone-effect tiled flooring and walls, curved glazed shower enclosure, wash hand basin with vanity storage, WC, radiator, extractor fan and window.

Bedroom 2
4.29 x 3.32 (14'0" x 10'10")



A spacious double bedroom featuring a large window capturing the surrounding views. Benefitting from built-in storage, shelving, radiator and feature lighting, this is an excellent guest or family bedroom.