



THE COACH HOUSE,
RUTHIN ROAD, MOLD, CH7 1QH

J. Bradburne Price & CO
~ EST. 1902 ~
~ CHARTERED SURVEYORS ~ AUCTIONEERS ~
~ VALUERS & ESTATE AGENTS ~



AR WERTH

J. Bradburne Price & CO
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VIEWING BY APPOINTMENT
WITH PLANNING CONSENT

THE COACH HOUSE, RUTHIN ROAD, MOLD, CH7 1QH

KEY FEATURES

Detached three bed barn conversion occupying a generous plot

Planning permission granted for one additional four bed detached dwelling with garage

Spacious versatile accommodation including open plan kitchen/diner and conservatory

Highly sought-after location within walking distance of Mold Town Centre and both primary and secondary schools

Extensive Grounds which wrap around the property and include vegetable plot, courtyard – great for entertaining, ample parking space, outbuilding, garage and car port.

No Onward Chain



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J Bradburne Price and Co are delighted to offer to the market 'The Coach House', an exceptional and unique opportunity to acquire a spacious three bedroom detached barn conversion, occupying a generous and highly desirable plot. The property benefits from full planning permission for the construction of an additional dwelling within the grounds, presenting outstanding potential for developers, investors, or multi generational living.

Situated in a highly sought after residential area, within walking distance of Mold Town Centre, the property enjoys convenient access to both English and Welsh primary and secondary schools together with excellent transport links via the A55 North Wales, only a short drive away.

The main residence offers well-proportioned accommodation arranged over two floors, including an open plan kitchen/diner, expansive lounge, bright conservatory, and three bedrooms. The layout provides versatility for modern family living, with scope for further enhancement if desired.

The property sits to the rear of an impressively large plot and the extensive grounds wrap around the property providing ample off road parking, courtyard area perfectly suited for outdoor dining and entertaining. Beyond this lies a series of vegetable plots and further garden space to the rear, providing excellent scope for families, gardening enthusiasts, or those seeking a generous outdoor area for childrens activities

There is a useful brick outbuilding and garage ideal for storage or workshop use.

Early viewing is highly recommended to fully appreciate the scope and potential on offer.

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GROUND FLOOR ACCOMMODATION

HALL

A welcoming entrance hallway entered via the arched front porch, featuring stairs rising to the first floor landing with useful understairs storage, radiator, and doors leading to the ground floor living spaces.

OPEN PLAN KITCHEN/DINER

A functional kitchen space fitted with a range of wall and base units with white shaker style cupboard fronts and contrasting work surfaces over, tiled splashbacks, stainless steel sink and drainer, integrated appliances including electric oven and hob and dishwasher, and voids and plumbing for washing machine and dryer, window overlooking the front and rear aspects. Recessed spotlights, tiled floor and radiator.

LOUNGE

A bright and generous living reception room offering ample space for seating and entertainment. Plenty of natural light floods the room, feature fireplace with gas fire – ideal for those cosy nights, television point, and double doors giving direct access through to the conservatory.

CONSERVATORY

Constructed with a brick base and UPVC double-glazing, providing a versatile extra reception room with views over the extensive private grounds and side opening French doors opening out onto the patio area. Fan, electric sockets and tiled floor.

DOWNSTAIRS WC / CLOAKROOM

Conveniently located off the rear hallway, fitted with a low-level WC and a wash hand basin with part tiled walls and floor.

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FIRST FLOOR ACCOMMODATION

LANDING

Providing access to all three bedrooms and the family bathroom.

BEDROOM ONE

A spacious bedroom, bright and airy with ample room for wardrobes and freestanding furniture, featuring a window to the front and side elevation, carpet and radiator.

BEDROOM TWO

A further well-proportioned bedroom overlooking the courtyard and gardens, with carpet and radiator.

BEDROOM THREE

A third bedroom, with a window to the front elevation, carpet and radiator.

FAMILY BATHROOM

Fitted with a complete suite comprising a panelled bath with shower over, pedestal wash hand basin, low-level WC, chrome ladder style radiator, fully tiled walls and cushioned flooring.

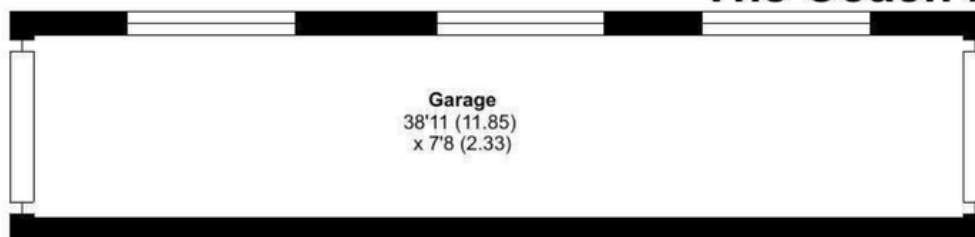
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The Coach House, Ruthin Road, Mold, CH7



GARAGE

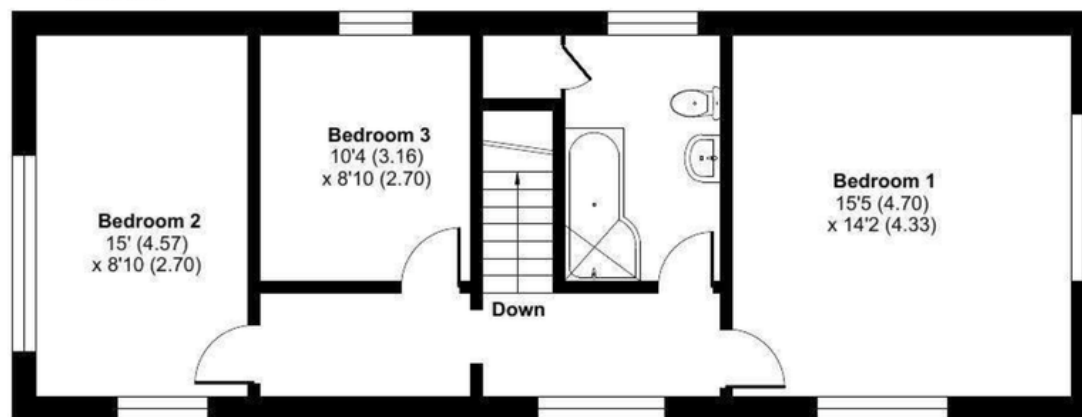
Approximate Area = 1500 sq ft / 139.3 sq m

Garage = 297 sq ft / 27.5 sq m

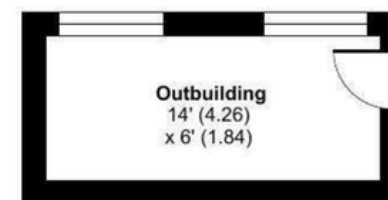
Outbuilding = 84 sq ft / 7.8 sq m

Total = 1881 sq ft / 174.6 sq m

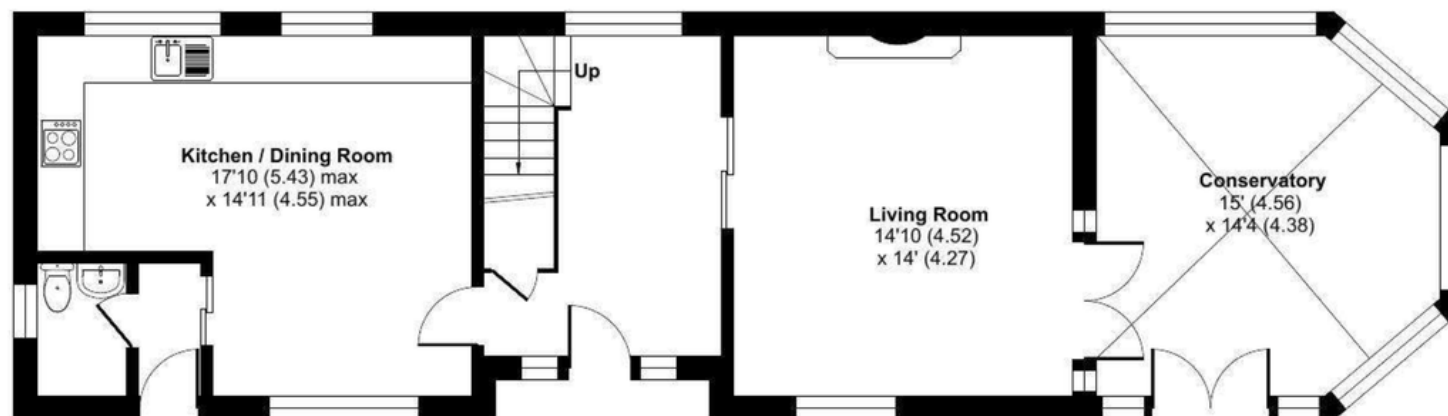
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



EXTERIOR & DEVELOPMENT PLOT

The property sits to the rear of the impressively large plot approached over the private driveway flanked by garden spaces, primarily laid to lawn on either side, leading to ample parking space. To the front, there is a useful brick outbuilding ideal for storage or workshop use, together with a courtyard area perfectly suited for outdoor dining and entertaining. Beyond this lies a block paved patio area, a series of vegetable plots and further garden space to the rear predominantly laid to lawn including an array of mature shrubs and plants, providing excellent scope for families, gardening enthusiasts, or those seeking a generous outdoor area for childrens activities

PLANNING PERMISSION

Full details of the planning permission for the detached four bed dwelling with sigle detached garage can be found via the Flintshire County Council planning portal using reference number [063583] or via the following link: <https://planning.agileapplications.co.uk/flintshire/application-details/63442>

Outline plans and site maps are available upon request from the selling agent.

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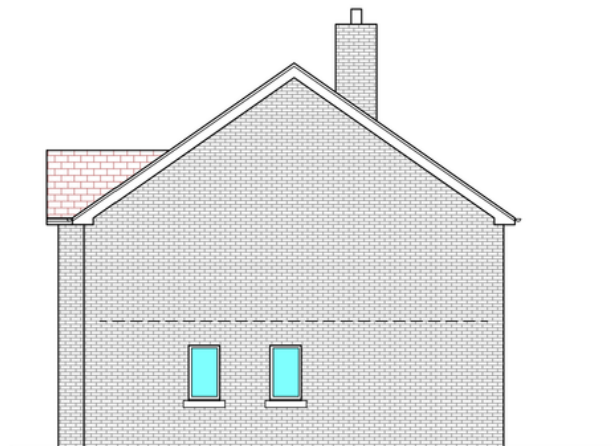


COACH HOUSE
BRYN COCH LANE, MOLD

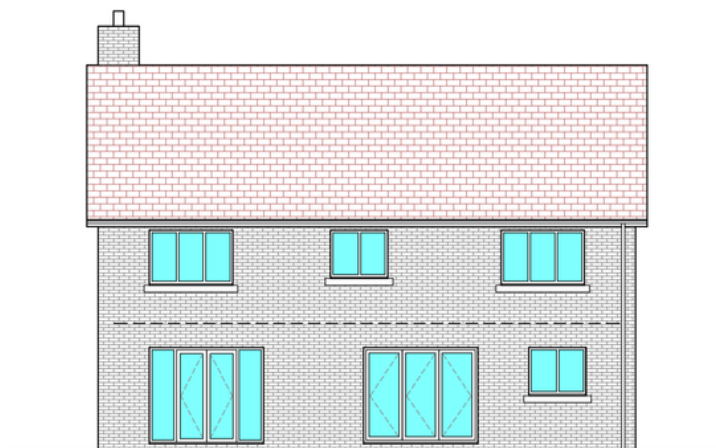
— ARTIST'S IMPRESSION —



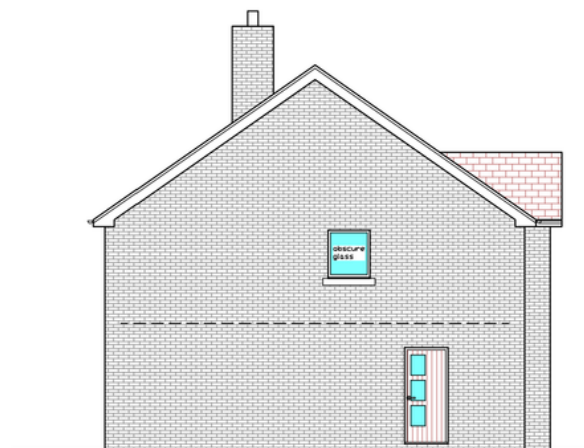
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

drawing to be read in conjunction with specification and any structural engineers details.

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to client before proceeding with the work. Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence. Do not scale drawings, figured dimensions are to be worked to in all cases. This drawing is copyright © Deva Architectural

Project
New dwelling
Coach House
Bryn Coch Lane, Mold.

Client
Mr & Mrs J Hughes

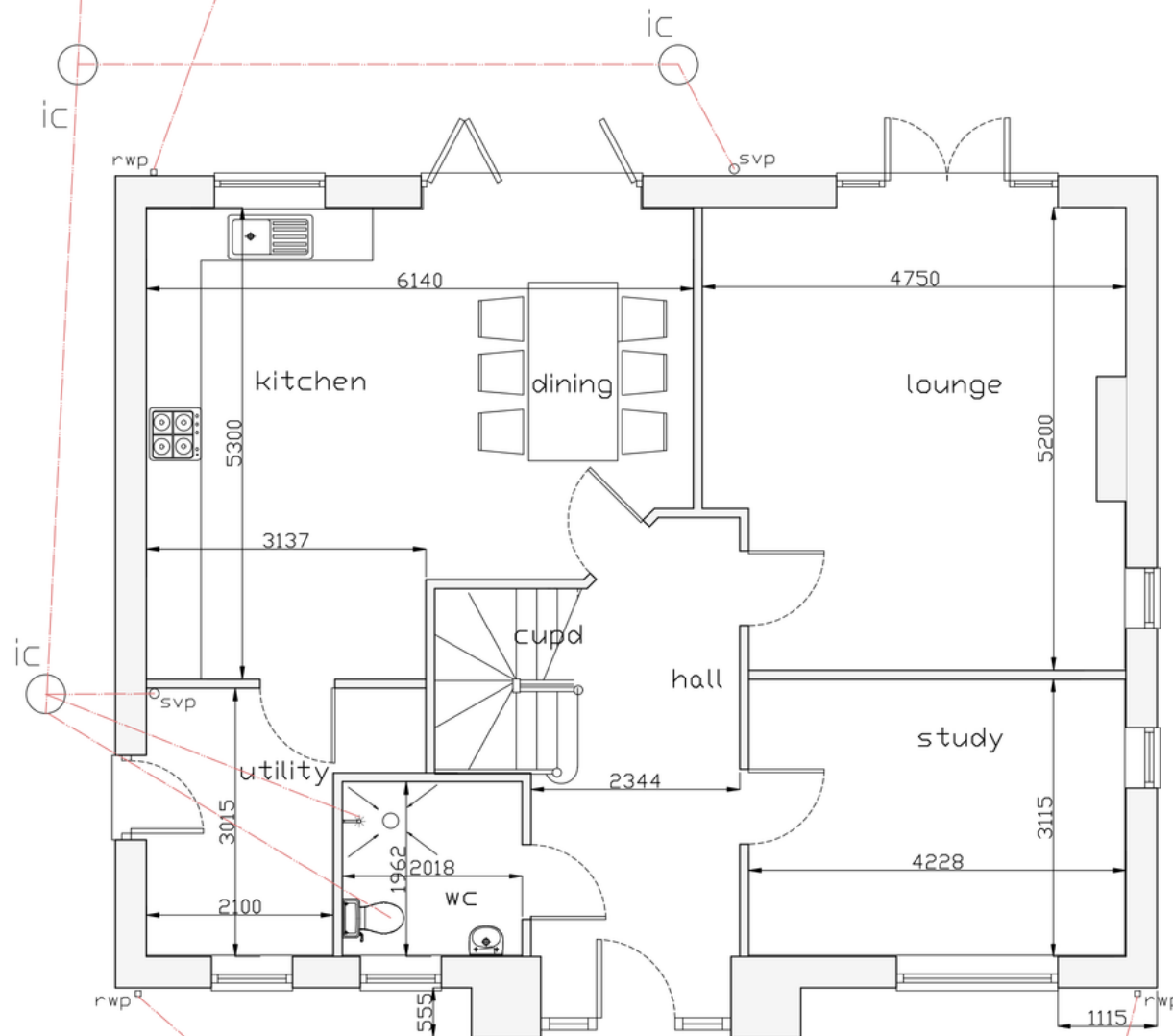
DEVA
Architectural Services, Mold

Tel: 07736503461	Email: devadesign@outlook.com
Drawing title	Proposed Elevations
Scale 1:100 @ A3	Job No. 055/21
Drawn jdh	Drawing No. -A04
Date Sept '21	

Revisions

client and contractor to confirm no lateral or public sewers present, if any found Dwr Cymru consent, may be required
existing drainage layout to be ascertained and confirmed on site before commencing building work

any furniture, kitchen layout etc are only indicative



drawing to be read in conjunction with specification and any structural engineers details.

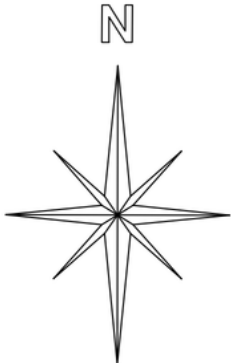
The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to client before proceeding with the work. Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence. Do not scale drawings. Figured dimensions are to be worked to in all cases. This drawing is copyright © Deva Architectural

Project		New dwelling Coach House Bryn Coch Lane, Mold.		T: 07730503461 E: devadesign@outlook.com	
Client		Mr & Mrs J Hughes		Drawing title Proposed Ground Floor	
Scale		1:50 @ A3		Job No. 055/21	
Date		Sept '21		Drawing No. -A01	
				Revision	

DEVA
Architectural Services. Mold

client and contractor to confirm no lateral or public sewers present, if any found Dwr Cymru conse
existing drainage layout to be ascertained and confirmed on site before commencing by 11.55 work 11.35

The Contractor is responsible for checking all dimensions, tolerances and references. Any discrepancy is to be notified to client before proceeding with the work.
Where an item is covered by drawings to different scales, the larger scale drawing is to take precedence.
Do not scale drawings, figured dimensions are to be worked to in all cases
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DEVA
Architectural Services, Mold

Project	New dwelling
	Coach House
	Bryn Coch Lane, Mold.

New dwelling

Coach House

Bryn Coch Lane, Mol

Client	Mr & Mrs J Hughes
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T: 07730503461

E: devdesign@outlook.com

Drawing title	Proposed site plan
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Scale 1:200 ☒ A3 Job No.

055/21

Order	101	Drawing No.	-A03
Date	Sept '21		

Revision

GENERAL REMARKS & STIPULATIONS

TENURE

The property is sold freehold with vacant possession upon completion.

EASEMENTS, WAYLEAVES, PUBLIC & PRIVATE RIGHTS OF WAY

The property is sold subject to an with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

SALE PARTICULARS & PLANS

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

MONEY LAUNDERING

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

GUIDE PRICE – OFFERS IN THE REGION OF £615,000

Council Tax Band‘F’

EPC Rating ‘tbc’

DIRECTIONS

From our offices, head towards the cross in mold and go straight on at the traffic lights. Continue for just under half a mile, heading up Ruthin Road and take the left onto Bryn Coch Lane and the property is located on the right hand side identified by our ‘For Sale’ board.

W3W: upcoming.yachting.cape

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