

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	64

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	32

Bridge House Rhyd Y Goleu
Rhosesmor, Mold,
CH7 6LX

Offers Over
£450,000

Set within approximately 1.5 acres, this substantial and highly versatile 7/8 bedroom detached home offers a rare opportunity for multi-generational living, equestrian interest or those simply seeking space, flexibility and lifestyle.

From the moment you arrive, the sense of privacy and potential is clear. Inside, the home provides generous and adaptable accommodation arranged across two levels, including multiple reception areas perfect for both relaxed family life and entertaining. The living room, complete with log burner and patio doors, creates a cosy winter retreat that opens seamlessly onto the garden in warmer months. A separate dining room with patio access makes hosting effortless, while two kitchen spaces and a useful pantry provide practicality for larger households.

Upstairs, three/four well-proportioned bedrooms enjoy peaceful garden or side aspects, served by a spacious four-piece family bathroom featuring both a corner bath and separate rainfall shower.

A key feature of the home is the thoughtfully arranged disability-friendly wing, offering its own bedrooms, accessible bathroom facilities and independent comfort — ideal for extended family, guest accommodation or potential income use.

Outside, the lifestyle appeal continues. The grounds extend to around 1.5 acres and include two stables, making the property particularly attractive to equestrian enthusiasts. A large patio and covered garden room with outdoor kitchen and pizza oven create an exceptional space for entertaining, summer gatherings and relaxed evenings with family and friends.

Further benefits include 16 solar panels, enhancing energy efficiency and helping to reduce running costs. This is more than a home — it's a flexible, future-proof property designed to adapt with you.

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.



Location



Bridge House is beautifully positioned in a semi-rural setting surrounded by rolling countryside yet conveniently placed for everyday amenities. Just a short drive away is the thriving market town of Mold, offering a wide selection of shops, cafés, restaurants, supermarkets and well-regarded schools. The property also benefits from excellent commuter links, with the historic city of Chester easily accessible, providing extensive retail, leisure facilities and mainline rail connections. Situated within the county of Flintshire, the area is known for its scenic walking routes, strong community feel and access to both North Wales' coastline and countryside.

This location perfectly balances peaceful village living with convenient access to larger towns and transport networks.

External



Externally, the property sits within approximately 1.5 acres of grounds, offering space, privacy and versatility. A large patio area provides the perfect setting for outdoor dining and entertaining, while the covered garden room — complete with an outdoor kitchen and pizza oven — creates a fantastic all-season social space. The side garden houses two stables, ideal for equestrian use or adaptable storage, and the grounds offer ample opportunity for families, hobbyists or those seeking a more rural lifestyle. The home is further enhanced by 16 solar panels, improving energy efficiency and reducing running costs.

Anti-Money Laundering

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements. There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

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 Services

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

From our office, head towards Victoria Road for approximately 0.1 miles. Turn left onto Tyddyn Street and continue for 240 feet. Turn right onto Chester Street (A5119) and proceed for 0.1 miles. At the roundabout, take the first exit onto Lead Mills (A541). At the next roundabout, take the third exit onto Hall View (A541) and

continue for approximately 1 mile, passing through one roundabout. Turn right, then shortly after turn left — the destination will be on the right-hand side.

Agent Notes

* Services - we understand that the property has septic tank system, Heating with LPG, water and drainage area connected.

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

Please note: the photographs have been enhanced to provide an indication of the finished appearance of the property.



Cavendish

Farmland



Cavendish

An extensive open field beyond the garden, surrounded by trees, offering additional outdoor space and potential for various uses such as gardening or recreation.

Rear Patio



Cavendish

A paved rear patio with garden furniture and various potted plants, adjacent to the house and designed for outdoor dining and relaxation.

Rear Exterior



Cavendish

The property's rear elevation features a traditional exterior with a mix of windows and doors overlooking the garden. Solar panels are fitted on the roof, highlighting an element of energy efficiency.

TENURE

Understood to be freehold

COUNCIL TAX

Flintshire County Council- Band G

Bedroom- Downstairs



A small double bedroom with wooden flooring and a double-glazed window overlooking the garden. A bright and practical space, ideal for family, guests or carers.

Bedroom- Downstairs



Cavendish

A spacious double bedroom with wooden flooring and dual-aspect double-glazed windows overlooking both the garden and the front of the property, allowing for plenty of natural light. Benefiting from an electric heater and private en suite, this room offers comfort and independence.

En-Suite

Fitted with white floor tiles and light brown wall tiles,

comprising a shower cubicle, toilet and sink. Includes a metal towel radiator and an obscured double-glazed window to the front aspect.

Living Room



Warm and inviting, centred around a multi-burner — a cosy retreat in winter, with patio doors that open directly to the garden for effortless indoor-outdoor living.

Dining Room



The dining room combines functionality with charm, featuring built-in bookcases that flank a bright window to one side. Wooden flooring runs throughout, adding warmth and character to the room. A traditional wooden dresser

provides additional storage and display space, making it an inviting spot for meals or entertaining guests.

Kitchen



This kitchen is well-equipped with ample cabinetry painted in a soft blue hue, complemented by dark countertops and a matching backsplash that adds character. A generous window along one wall ensures the room is filled with daylight, while overhead skylights further enhance the brightness. The layout provides sufficient space for appliances and food preparation, making it a practical and inviting cooking area.

Upstairs Kitchen/Living room



A bright, social space overlooking the garden — perfect for relaxed family breakfasts or evening catch-ups. With ample cabinetry, generous worktops and built-in bench seating, this is a welcoming hub of the home.

Bedroom- Upstairs

Double bedroom with fitted wardrobes, grey carpet and double-glazed window overlooking the garden.

Bedroom- Upstairs



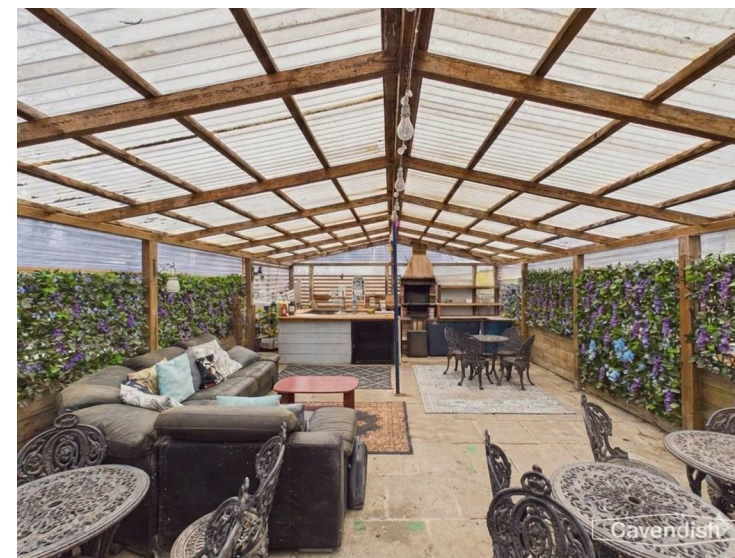
Double bedroom with grey carpet, radiator, built-in storage, double-glazed window overlooking the garden and an additional side-facing double-glazed window.

Bathroom- Upstairs



A spacious four-piece suite featuring a corner bath for long soaks and a separate rainfall shower — ideal for busy mornings and relaxing evenings alike.

Covered Outdoor Kitchen



A covered outdoor space equipped with a wood-fired oven and other traditional cooking facilities, ideal for alfresco dining and entertaining in a rustic setting.

Patio Area



A paved patio area with surrounding fencing and garden sheds, providing a practical outdoor space for storage and gardening activities. The property also benefits from two well-positioned stables within the side garden, offering excellent potential for equestrian use or adaptable outdoor storage.

Rear Garden



A large garden with a lawn, trees, and open space, creating a peaceful and private outdoor area perfect for leisure and play.