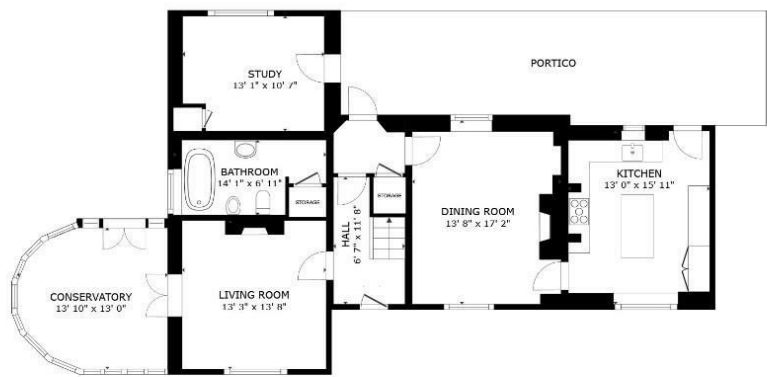
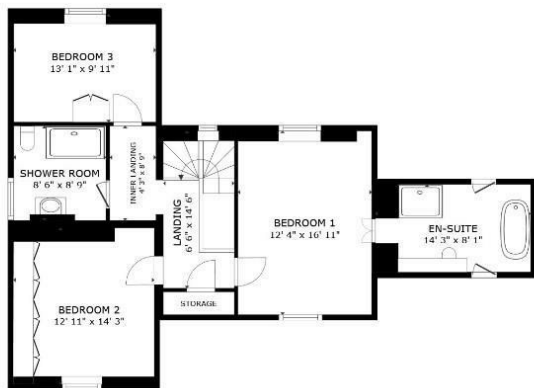


Tyn y Caeau Farm Mold Road, Northop, Mold, Flintshire, CH7 6BE

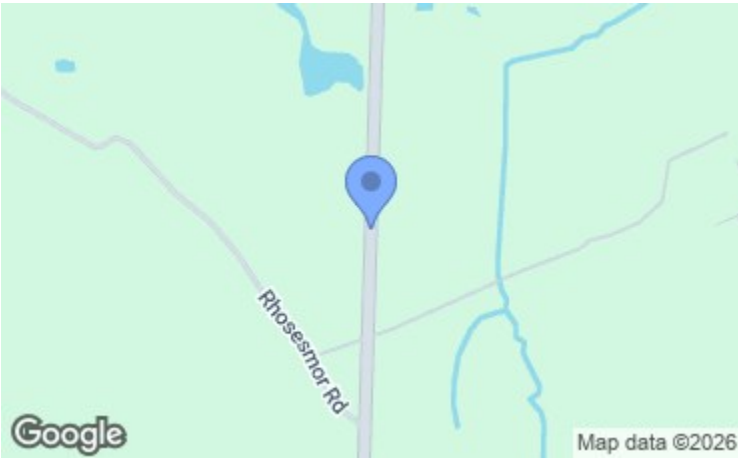


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,197 sq.ft. FLOOR 2 898 sq.ft.
EXCLUDED AREAS : PORTICO 393 sq.ft.
TOTAL : 2,095 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	75

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	1



Tyn y Caeau Farm Mold Road

Northop, Mold, Flintshire
CH7 6BE

Offers Over

£600,000

An imposing, stone and slated, three / four bedroom detached period house set within large informal gardens, the whole extending to approximately 0.5 acre, on the fringe of Northop village, with views across surrounding countryside. Recently the subject to a tasteful programme of updating to provide comfortable family accommodation incorporating modern fittings whilst retaining a wealth of original features. Dating from circa 1860 and originally part of the Bankes Estate, this attractive former farmhouse provides well presented accommodation with recently installed (2022) uPVC double glazed windows to the majority. In brief comprising: entrance porch, reception hall, living room with multi fuel stove, conservatory, dining room, a newly refitted kitchen with range cooker and quartz worktops, ground floor bathroom, and study/ optional fourth bedroom. First floor landing, bedroom one with fitted wardrobes and en suite bathroom, two further double bedrooms and a new, highly appointed luxury shower. Cellar. Gas central heating. Large parking area, informal gardens with cobbled patio; and courtyard with portico and traditional outhouses.

LOCATION



This attractive period house enjoys a convenient semi-rural position on the periphery of this highly sought-after village, approximately 3 miles from Mold. The property is within walking distance of the village centre, which has a popular primary school, shop/post office, two inns and local 18 hole golf course with restaurant. The A55 Expressway lies on the other side of the village allowing swift passage along the North Wales coast to Chester, Liverpool and Manchester beyond, whilst a direct train from Flint to London Euston is approximately 2 hours 20 minutes. The local market town of Mold provides a comprehensive range of shopping facilities catering for most daily needs, noted secondary schools, several popular restaurants, leisure facilities and is the home of the Theatr Clwyd.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH



Out-built front entrance porch with exposed timbers, stone floor and wood panel/stained/leaded front door to:

RECEPTION HALL



Pitch pine staircase to the first floor, coved ceiling, dado rail, radiator and original pine panelled interior doors to all rooms.

LIVING ROOM
4.11 x 3.96 (13'6" x 13'0")



An attractive room with double window to the front elevation, recessed fireplace with oak beam and wood burner, coved ceiling, exposed floor boards, wall light points, tv aerial point and radiator. Glazed twin doors lead through to the adjoining conservatory.



COURTYARD



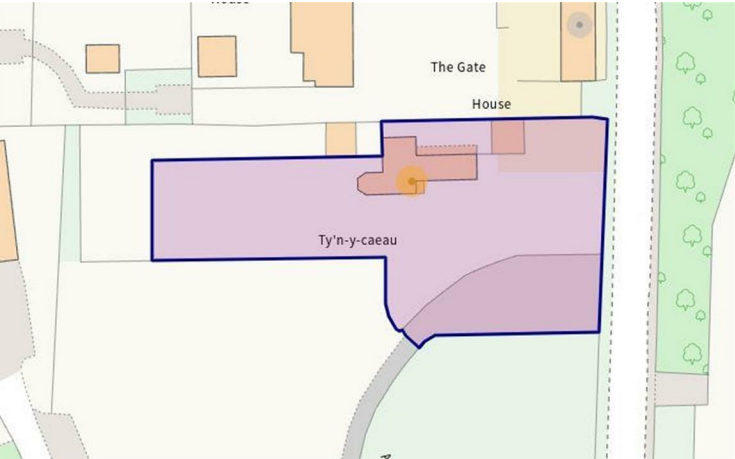
To the rear of the property is a delightful brick paved courtyard with stone walling, water pump/well, outside lighting and useful stone outhouses.

STONE OUTHOUSES
3.96 x 3.71 and 4.32 x 1.50 (13'0" x 12'2" and 14'2" x 4'11")



Divided into two storage sheds, both with light and power installed.

LOCATION PLAN



SERVICES
Private drainage.

TENURE
Understood to be Freehold

COUNCIL TAX
Flintshire County Council - Council Tax Band H

DIRECTIONS
From the Agent's Mold Office proceed along Chester Street and bear left at the roundabout. At the next roundabout take the third exit following the signs for Queensferry. At the traffic lights bear left for Sychdyn/Northop. Follow the road through Sychdyn, whereupon the entrance to the property will be found after approximately a quarter of a mile on the left hand side (before reaching Northop) and denoted by the Agent's 'For Sale' board.

AML
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING
By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW

Amended TM



OUTSIDE



A wide gravelled drive to the front of the house provides parking for several cars.

FRONT GARDEN



Informal lawned gardens extend to the front of the property with stepped

pathway leading up to the front door and further access to the side leading through to the side garden.

SIDE GARDEN



To the side of the property is a large informal lawned garden with various mature trees and shrubs and a cobbled patio area adjoining the side gable and conservatory.



CONSERVATORY
3.96 x 3.30 (13'0" x 10'10")



Built on a stone base to match the original house with modern UPVC double glazed windows with matching french doors to outside and pitched double glazed roof. Tiled floor, power points and feature internal stone walling.

REAR HALLWAY
Original tiled floor, access to the cellar and part glazed exterior door leading out to the portico, which extends across the rear elevation of the house and provides access to the study/occasional fourth bedroom.

CELLAR
3.91 x 3.78 (12'10" x 12'5")
A useful cellar with a ceiling height of approximately 2.34m (7'8") and with the benefit of window providing natural light. The room affords potential for conversion to a hobbies room, home cinema, study or gym (subject to any necessary consents being obtained).

DINING ROOM
4.85 x 3.89 (15'11" x 12'9")



Double glazed windows to the front and rear aspects with pleasing views, stone fireplace with exposed beam and slate hearth (blocked off), exposed beamed ceiling, radiator with cover and wall light points. Door to the kitchen.



KITCHEN
4.24 x 3.89 (13'11" x 12'9")



A newly refitted kitchen (2023) with an attractive range of cashmere coloured base and wall units with central island/breakfast bar and contrasting quartz worktops/upstands. Features include a white enamel bellfast sink, a gas range cooker and integrated appliances to comprising; dishwasher, fridge freezer and washing machine. Tiled floor, new contemporary radiator, beamed ceiling with recessed lighting, telephone point and double glazed windows to the front and rear aspects. A modern composite stable door provides access to the portico and courtyard.

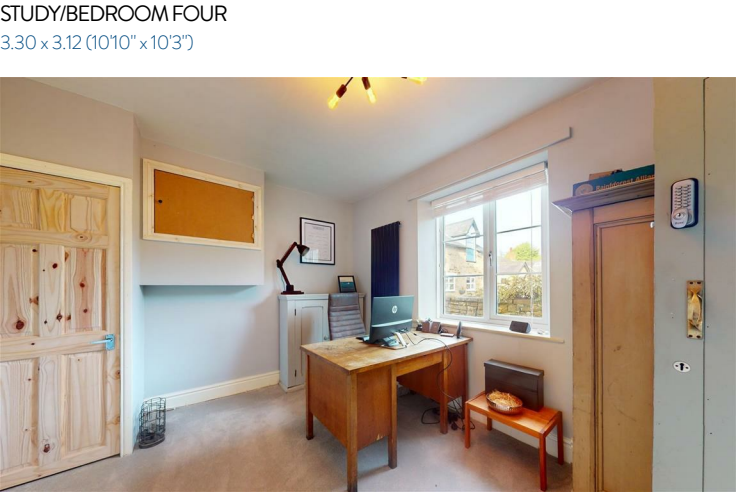




BATHROOM
3.99 x 2.01 (13'1" x 6'7")



Fitted with a Victorian style four piece suite comprising traditional style cast-iron bath with exposed claw feet and brass mixer shower tap, pedestal wash basin, low flush wc and bidet. Wood panelling to part, traditional style towel radiator, tiled floor, extractor fan and single glazed window with stained/leaded glass.



A versatile room presently used as a study and which we understand has previously been used as an occasional bedroom. Built-in cupboards housing the Worcester gas fired combination boiler. Double glazed window and tall contemporary style radiator.

FIRST FLOOR LANDING



Single glazed window to the rear elevation, large airing cupboard with slatted shelving and radiator; and traditional pine panelled interior doors to all rooms.

BEDROOM ONE
4.83 x 3.35 (15'10" x 11'0")



A well lit room with double glazed windows to the front and rear aspects, and range of fitted wardrobe units with matching chest of drawers, dressing table and display shelving. Double panelled radiator and concealed doors lead through to the en suite bathroom.



EN SUITE BATHROOM
3.71 x 2.46 (12'2" x 8'1")



A well appointed en suite with traditional style suite and fitted cabinets, comprising; oval shaped bath with exposed claw feet and mixer shower tap, semi-recessed wash basin with cabinets beneath, low flush wc with concealed cistern and large shower enclosure with over head shower and glazed screen. Split level Karndean wood effect flooring, traditional style radiator, exposed timbers, recessed lighting, shaver point and access to under eaves storage.



A modern newly refurbished luxury shower room with attractive part tiled walls and tiled floor. Comprising a large shower enclosure with full length screens and over head shower, vanity wash basin with drawers beneath and WC. Towel radiator, recessed ceiling lighting and double glazed window.

BEDROOM TWO
4.14 x 3.30 (13'7" x 10'10")



Double glazed window to the front elevation overlooking the garden, range of fitted wardrobe units extending the length of one wall, shaped ceiling and double panelled radiator.

BEDROOM THREE
3.96 x 2.74 (13'0" x 9'0")



A double sized room with a double glazed window to the rear, shaped ceiling and double panelled radiator.

SHOWER ROOM
2.64 x 2.59 (8'8" x 8'6")



A modern newly refurbished luxury shower room with attractive part tiled walls and tiled floor. Comprising a large shower enclosure with full length screens and over head shower, vanity wash basin with drawers beneath and WC. Towel radiator, recessed ceiling lighting and double glazed window.