



## HIGH STREET, NORTHOP, MOLD

OFFERS IN EXCESS OF £275,000

- GRADE II LISTED COTTAGE
- SOUGHT AFTER LOCATION
- DRIVEWAY PARKING
- DETACHED GARAGE
- SPACIOUS LIVING ROOM
- NO CHAIN

# DWELL

# HIGH STREET, NORTHOP, MOLD

3  
BED

1  
BATH

2  
RECEPTION

Positioned in the heart of the sought-after village of Northop, 1 Grosvenor House is a beautifully presented three-bedroom stone cottage combining period character with stylish contemporary living. Set behind an attractive traditional façade on the village High Street, this deceptively spacious home offers elegant accommodation arranged over two floors, together with a detached garage and highly versatile reception space.

Internally, the property has been thoughtfully modernised whilst retaining the warmth and charm expected from a home of this era. The welcoming entrance hallway leads to a generous living room filled with natural light, complemented by a separate sitting room providing flexibility for formal dining, a snug or home office. The well-appointed kitchen offers ample preparation and dining space, with a separate utility room and convenient ground floor WC adding to the practicality of the layout.

To the first floor are three bedrooms and a contemporary family bathroom. The principal bedroom is particularly impressive in scale, while the remaining bedrooms provide ideal accommodation for guests, children or remote working. Neutral décor, quality flooring and

excellent ceiling heights throughout create a bright and airy feel rarely found in properties of this type.

Externally, the property enjoys a detached garage offering useful storage, workshop potential or off-road parking for smaller vehicles.

Northop is one of Flintshire's most desirable village locations, admired for its historic character, strong community feel and excellent connectivity. The village is situated approximately 12 miles west of Chester and enjoys convenient access to the A55 Expressway, making it ideal for commuters travelling across North Wales, Chester, Liverpool and Manchester.

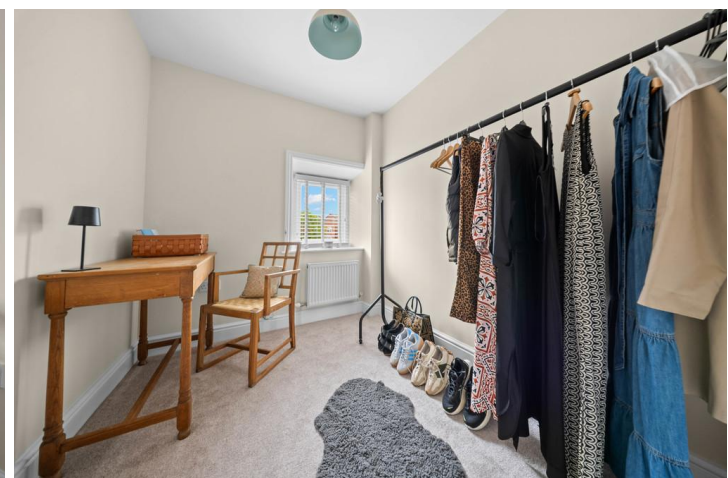
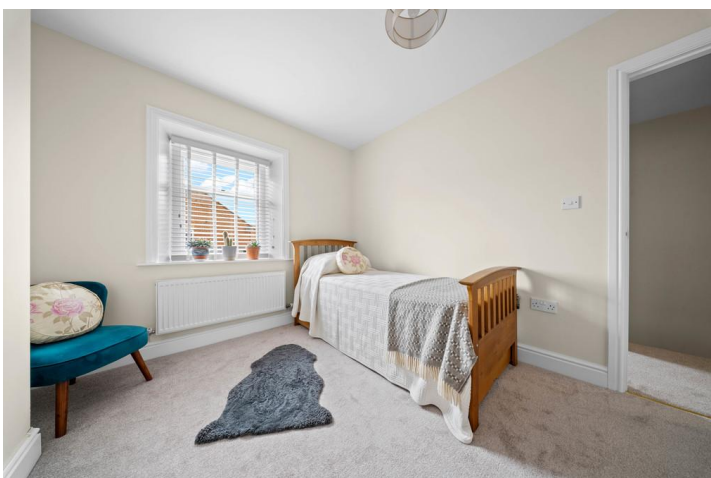
Despite its accessibility, Northop retains a peaceful village atmosphere with a picturesque historic centre, traditional pubs, local shops and an active community scene. The village is centred around the striking Grade I listed Church of St Eurgain and St Peter and is surrounded by attractive rolling countryside, woodland and walking routes. Nearby Mold offers an excellent range of independent shops, restaurants, cafés and supermarkets, while the wider area provides access to highly regarded schools, golf courses and leisure facilities.

Combining character, practicality and location, 1 Grosvenor House represents a rare opportunity to acquire a turnkey village home in one of North East Wales' most desirable settings.





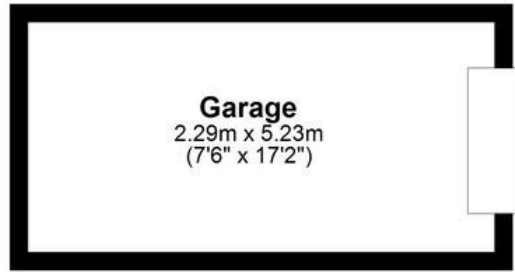
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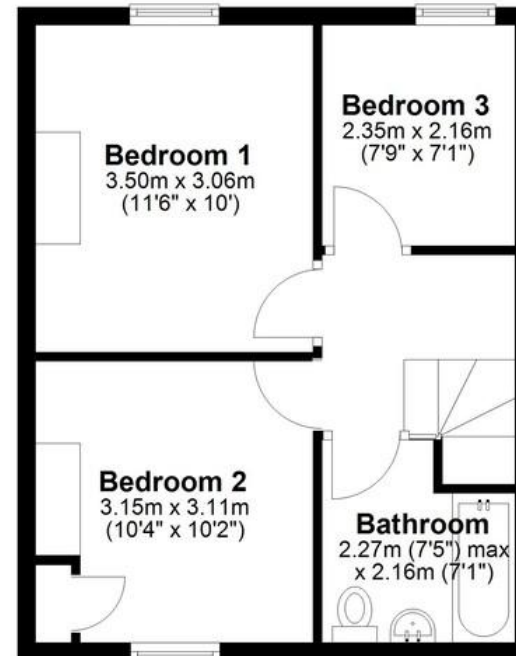
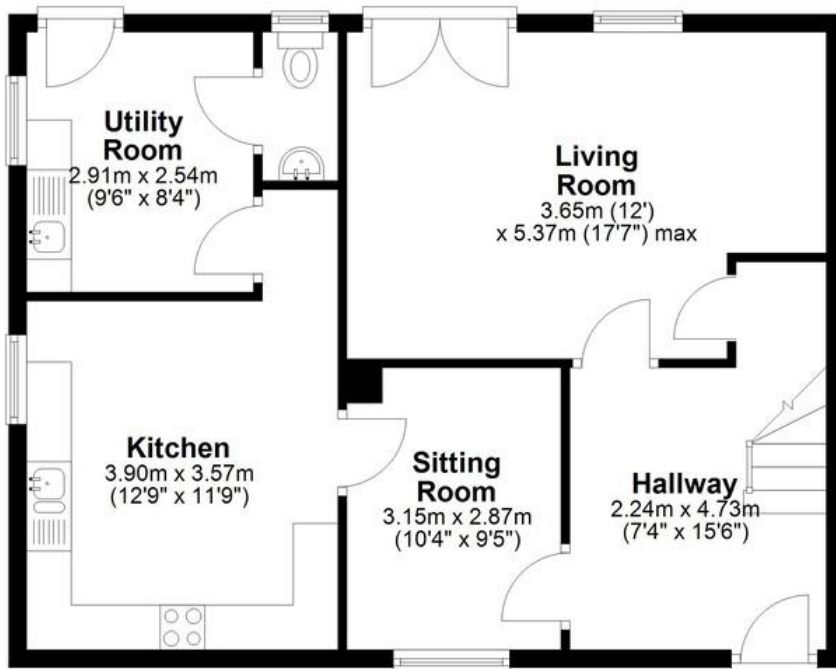


# DWELL

## Ground Floor



## First Floor



**TOTAL FLOOR AREA** 1,130 sq ft / 105 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

**COUNCIL TAX**

Band E

**LOCAL AUTHORITY**

Flintshire County Council

**TENURE**

Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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