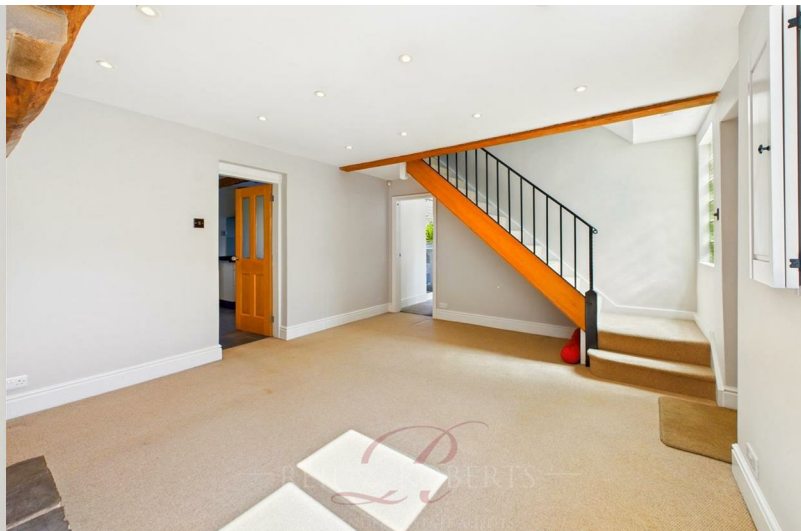




Churchgate Cottage Church Road

Northop, Mold, CH7 6BS

£430,000



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Property Description

Welcome to Church Gate Cottage, a beautifully presented character home that seamlessly blends charming period features with modern comforts. Set in a picturesque village location, this delightful property boasts exposed beams, original stone walls, and a stunning inglenook fireplace, offering a warm and inviting atmosphere. With three spacious bedrooms, two reception rooms, a modern kitchen, and an easy-maintenance landscaped garden, this home is perfect for those seeking a unique and character-filled property. The private rear garden is a tranquil retreat, backing onto church gardens, and offering stunning views of the village church.

The flow of Church Gate Cottage has been thoughtfully designed to balance character and practicality. Upon entering through the stunning church-style wooden door, you step into the welcoming lounge, which leads seamlessly to the kitchen and second reception room. The rear hallway provides access to the utility room, downstairs WC, and back garden, ensuring a natural and functional movement through the home. Upstairs, the spacious landing connects the three well-proportioned bedrooms and the modern family bathroom, with large windows filling the space with natural light. The easy-maintenance rear garden is the perfect retreat, offering a blend of patio areas, decorative features, and peaceful surroundings.

This charming period cottage is ideal for professionals, families, or downsizers looking for a home with character in a picturesque village setting. Nestled in a sought-after location, the property enjoys views of the historic village church and its gardens, creating a tranquil and scenic backdrop. With excellent access to local amenities, countryside walks, and commuter routes, it offers the perfect blend of rural charm and modern convenience.

Accommodation Comprises:

The accommodation comprises a beautiful original solid wooden door with wrought iron features, a true church-style entrance that sets the tone for the character and history of the home. This striking feature immediately captures the charm of Church Gate Cottage, offering a warm and inviting welcome into this unique period property.

Lounge

The spacious lounge is full of character, featuring a stunning inglenook fireplace with exposed brickwork, a cast iron log burner, and a striking oak beam set on sandstone plinths. The exposed ceiling beam, along with the uPVC double-glazed windows with foldable wooden shutters, enhances the cottage charm. A feature arched window with slate sill and a unique coloured glass cube window add to the traditional aesthetic. The space is warmed by a wall-mounted double-panel column radiator, with modern comforts such as TV points and inset spotlights completing this inviting room.

Snug

A versatile second reception room offers an additional cosy living space, featuring a cast iron-effect fireplace with a coal-effect living flame gas fire. A uPVC patio door leads directly to the rear garden, allowing for indoor-outdoor living. This room also benefits from a double-glazed window, freshly decorated interiors, carpeted flooring, and a central ceiling light. With internet and phone points, it's ideal as a formal dining room, home office, or snug.

Kitchen

The stylish and well-appointed kitchen features matte white wall and base units complemented by luxurious black granite worktops and a matching granite upstand. A stainless steel sink with drainer grooves is seamlessly integrated into the worktop, with a mixer tap over. Modern appliances include a built-in eye-level oven and grill, a four-ring gas hob with stainless steel and glass extractor fan, a built-in dishwasher, and an under-counter fridge and freezer. Tiled flooring, inset ceiling spotlights, and exposed beams enhance the character, while a double-glazed uPVC window and feature glass cube windows provide ample natural light.

Rear Hallway

An L-shaped hallway with wood panelling to dado height leads to a convenient downstairs WC with UPVC door with frosted glass panel provides access to the back garden.

Downstairs W.C

Two piece suite comprises: low-flush W.C and a wall-mounted vanity cupboard with inset basin. A double-glazed uPVC frosted window allows for privacy and natural light, panelled walls and vinyl flooring.

Utility Room

A practical utility space features a complementary worktop, panelling to the walls, and tiled flooring. There is void and plumbing for a washing machine, as well as a separate storage cupboard housing the wall-mounted Worcester boiler and alarm system. A thermostat Hive control is also installed, ensuring easy temperature regulation.

First Floor Accommodation

Landing

The landing is a spacious and inviting area, enhancing the character of the home with two elegant wall lights that provide a warm glow. Carpeted flooring, single panel radiator and a UPVC double-glazed window to the side elevation allows natural light to stream in, creating an airy and open feel. From here, solid wooden doors lead to each of the bedrooms and the main bathroom, offering a seamless flow throughout the first floor.

Bedroom One

The master bedroom is a spacious dual-aspect retreat, featuring two front-facing uPVC windows with fitted wooden shutters and a side window with matching shutters. A decorative cast iron fireplace with a painted brick chimney breast adds period charm, while a fitted wardrobe space with shelving and lighting provides practical storage. Carpeted flooring, exposed beams, and a central ceiling light complete this inviting space.

Bedroom Two

The second bedroom is another well-proportioned double room, with dual aspect uPVC windows to the front and rear, fitted blinds, a wooden beam insert, and a double-panel radiator.

Bedroom Three

The third bedroom, currently used as a home office, is another spacious double room with fitted mirrored wardrobes providing ample storage. A matching desk and drawers enhance its functionality. The uPVC French doors open onto the rear garden, offering stunning views of the village church and gardens—an ideal spot for a future balcony.

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Bathroom

The recently modernised bathroom is fitted with a corner shower cubicle, featuring a mains powered rainfall shower with additional shower attachments. A wall-mounted vanity drawer unit with inset sink and mixer tap, a close-coupled WC, and a chrome heated towel rail complete this elegant space. The bathroom also boasts fully tiled walls, stylish patterned flooring, a PVC-clad ceiling with inset spotlights, and an extractor fan. A double-glazed frosted uPVC window with glass window sills provides natural light.

Outside

The low-maintenance rear garden is beautifully landscaped, with a paved patio area directly outside the property—perfect for log storage or outdoor furniture. A brick-built dwarf wall with steps leads to a raised patio area, while a decorative circular brick-paved section serves as an ideal space for a water feature or seating area. Surrounding flower beds with mature shrubs and bushes add color and privacy.

A corner brick-paved patio area offers an additional suntrap, perfect for relaxing. The garden is enclosed by an original stone-built wall that separates it from the church gardens, along with a brick wall at the rear boundary and wooden panel fencing to the side. A side gate provides access to the driveway and garages, ensuring practicality and security.

Garage

Located just behind the property is a single garage with up and over electric door, light and power.

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Would you like to arrange a viewing?

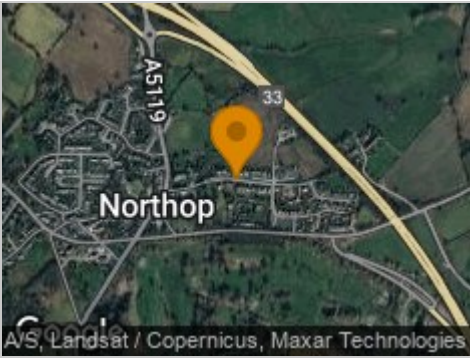
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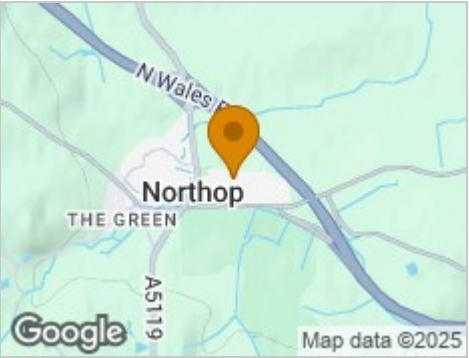
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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