



## Britannia Cottages Village Road

Northop Hall, Mold, CH7 6JH

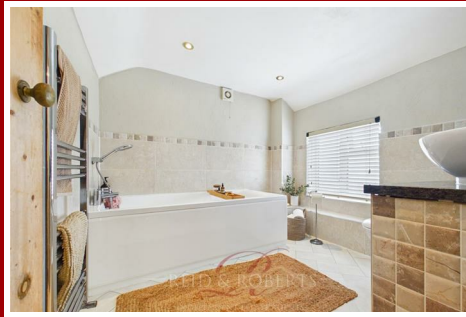
£275,000



# Britannia Cottages Village Road

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## Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this truly exceptional period residence, occupying an enviable position within the highly sought-after village of Northop. Believed to date back to the 1800s and thoughtfully created through the conversion of two original cottages into one substantial family home, the property offers a rare opportunity to acquire a residence of immense character, charm and distinction.

Beautifully presented throughout and impeccably maintained by the current owners, the home effortlessly blends historic features with modern-day comforts. Exposed beams, deep-set windows, cast iron radiators and feature fireplaces sit alongside stylish bathrooms, a stunning fitted kitchen and elegant décor, creating a home that is both timeless and welcoming.

The versatile accommodation is arranged over two floors and comprises multiple reception rooms, a beautifully appointed kitchen with breakfast bar, utility room, ground floor shower room, three generous bedrooms and a luxurious family bathroom. Thoughtfully designed throughout, the property offers an excellent balance of character, practicality and contemporary living.

Externally, attractive gardens provide the perfect setting for outdoor entertaining, relaxation and family life, whilst the property's village location places it within easy reach of local amenities, highly regarded schools, transport links and picturesque countryside walks.

Combining period charm, generous accommodation and an exceptional standard of presentation, this outstanding home offers a lifestyle rarely found. Properties of this calibre and character seldom become available, and early viewing is highly recommended to fully appreciate everything this remarkable residence has to offer.

## Accommodation Comprises

### Entrance Porch

A charming and welcoming entrance porch, featuring an attractive slate tiled roof and solid concrete base, providing a wonderful first impression of this beautiful period home. A UPVC double glazed entrance door with glazed side panels opens into the reception hall beyond.

### Reception Hall

Stepping inside, you are immediately greeted by a reception hall that perfectly encapsulates the character and warmth found throughout the property. Beautiful exposed beams, traditional cast iron radiators and thoughtfully chosen décor combine to create an inviting and elegant space. Generous in size, this versatile area offers potential for a reading corner, home office space or simply an impressive entrance reception. Characterful archways lead through to the principal ground floor accommodation.

### Living Room

A truly exceptional reception room that effortlessly blends period character with modern comfort. The stunning exposed beams, deep-set window reveals and impressive fireplace create a room rich in charm and atmosphere. The focal point is undoubtedly the magnificent fireplace, featuring exposed brick detailing, a substantial timber mantle and inset electric fire, creating a cosy and inviting setting.

A large front-facing window with deep sill provides the perfect opportunity for a charming window seat from which to enjoy the outlook. Traditional cast iron radiators and feature wall lighting further enhance the ambience, making this one of the most impressive and inviting spaces within the home.

### Kitchen

Undoubtedly one of the standout features of this exceptional home, the beautifully appointed kitchen perfectly balances contemporary convenience with the charm and character synonymous with a period cottage. Thoughtfully designed and immaculately presented, the space offers an extensive range of fitted wall, drawer and base units complemented by quality wood-effect work surfaces and attractive stone-effect tiled flooring.

A range of integrated appliances includes a dishwasher, eye-level microwave and larder storage, whilst there is further space for a range-style cooker with extractor canopy over and a full-height American-style fridge freezer. A composite one-and-a-half bowl sink unit with mixer tap and matching drainer is positioned beneath a window overlooking the front aspect, allowing natural light to flood the room.

A generous breakfast bar provides the perfect setting for casual dining, morning coffee or entertaining

guests, comfortably accommodating several bar stools. Decorative glazed display cabinetry, feature brick-effect splashbacks and exposed ceiling beams further enhance the room's character, creating a space that is both practical and visually stunning.

Windows to both the front and side elevations ensure excellent natural light throughout the day, whilst a traditional cast iron radiator complements the property's heritage perfectly. Stairs rise from the kitchen to the first-floor accommodation, making this a wonderful central hub from which the entire home flows effortlessly.

### Utility Room

Continuing seamlessly from the kitchen, the utility room provides valuable additional storage and workspace whilst maintaining the same high standard of finish found throughout the property. Fitted with matching units and work surfaces, the room offers excellent practicality for modern family living.

A stainless steel sink and drainer with mixer tap is complemented by tiled splashbacks, whilst there is dedicated space and plumbing for both a washing machine and tumble dryer. The wall-mounted boiler is neatly concealed within a matching cupboard, ensuring a clean and streamlined appearance.

A window to the side elevation allows natural light to enter, whilst a radiator provides comfort throughout the seasons. A glazed door opens directly onto the side garden, making this an ideal everyday entrance and a highly functional addition to an already impressive home.

### Garden Room / Dining Room

Positioned to the rear of the property, this wonderfully versatile room enjoys delightful views over the gardens and offers flexibility to suit a variety of lifestyles. Currently utilised as a dining area, it would equally make an exceptional snug, garden room or additional sitting room. Natural light floods the space through a large UPVC double glazed window and matching glazed door providing direct access to the rear garden. A cast iron radiator and attractive ceiling light complete this welcoming and tranquil room.

### Ground Floor Shower Room

Beautifully appointed and finished to an excellent standard, the shower room features a contemporary walk-in shower spanning the width of the room, complete with rainfall shower head and separate handheld attachment. Stylish tiling complements the modern suite comprising a low flush WC and wash hand basin with mixer tap. Further benefits include a chrome heated towel rail, attractive flooring and a UPVC double glazed obscured window with fitted Venetian blinds allowing natural light whilst maintaining privacy.

### First Floor Accommodation

#### First Floor Landing

A wonderfully spacious landing that further showcases the character and proportions of this unique home. Natural light floods the area through a UPVC double glazed window with fitted Venetian blinds and a deep-set windowsill, whilst doors provide access to all first-floor accommodation.

#### Principal Bedroom

A beautiful and spacious principal bedroom, thoughtfully presented and full of charm. The room features attractive wood-effect flooring, a decorative cast iron fireplace with tiled hearth and a large front-facing window allowing plenty of natural light. Integrated storage with hanging rail provides practicality, whilst the generous proportions create a peaceful and relaxing retreat at the end of the day.

#### Bedroom Two

A generously proportioned double bedroom enjoying a dual aspect, creating a wonderfully bright and airy atmosphere. Deep-set windows to both the front and rear elevations are fitted with painted Venetian blinds and perfectly showcase the property's period origins. Further features include a cast iron style radiator, textured ceiling and a recessed wardrobe with hanging rail, providing useful storage whilst maintaining the room's characterful appeal.

#### Bedroom Three

Currently utilised as a dressing room and sitting area, this versatile room is comfortably large enough to accommodate a double bed if required. A deep-set front-facing window allows natural light to flood the room, whilst fitted storage with hanging rail provides excellent practicality. This flexible space could equally serve as a guest bedroom, nursery, dressing room or home office.

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### Family Bathroom

Beautifully appointed and designed to create a luxurious sanctuary, the family bathroom features a stunning three-piece suite comprising a generous panelled bath with chrome mixer tap and handheld shower attachment, an elegant wash hand basin set upon a granite-effect work surface and a low flush WC.

The bespoke vanity surround with mosaic tiled detailing adds both character and style, perfectly complementing the property's timeless aesthetic. Attractive tiled splashbacks, complementary flooring and a chrome heated towel rail enhance the room further, whilst recessed ceiling spotlights create a soft ambience. A UPVC double glazed obscured window with fitted Venetian blinds allows natural light to flood the room whilst maintaining privacy.

The result is a beautifully presented bathroom offering a boutique hotel feel and an exceptional space in which to relax and unwind.

### External

The property is approached via an extensive gravelled driveway, providing ample off-road parking for multiple vehicles and enhancing the home's attractive kerb appeal. To the front, a charming enclosed courtyard garden is bordered by traditional painted walls and wrought iron gate, creating a welcoming entrance whilst offering a pleasant space to sit and enjoy the surroundings.

### Rear Garden

To the rear, the property benefits from a beautifully designed, low-maintenance courtyard-style garden enjoying a high degree of privacy. Finished with decorative slate chippings and attractive stone-edged planting beds stocked with mature shrubs and seasonal planting, the space provides a peaceful setting for outdoor relaxation and entertaining. A dedicated seating area offers the perfect spot for al fresco dining or enjoying a morning coffee, whilst feature lighting adds further ambience during the evening hours. The rear garden continues the property's characterful appeal and provides an attractive extension of the living accommodation outdoors.

### EPC Rating -

### Council Tax Band -

### Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

### Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

### How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

### Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm  
SATURDAY 9.00am - 4.00pm

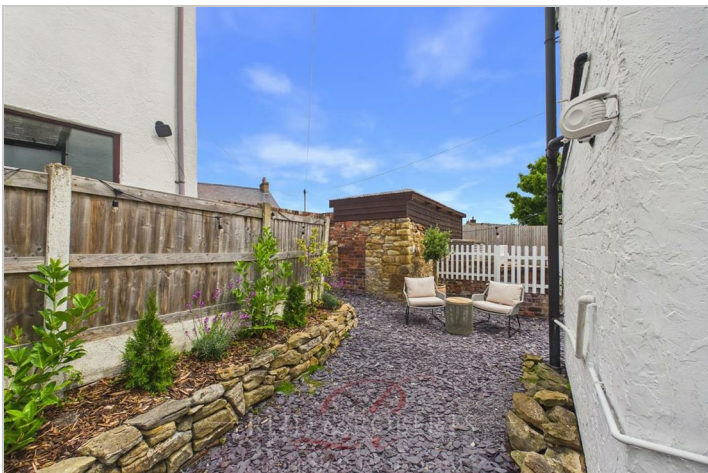
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

### Services

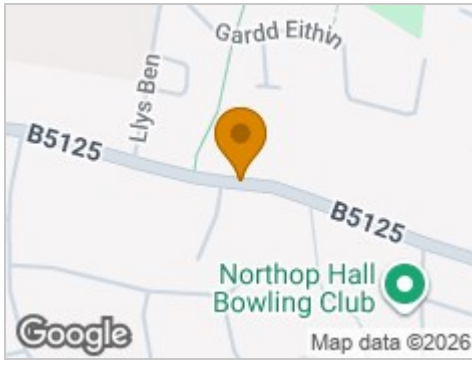
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### Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



## Road Map



## Hybrid Map



## Terrain Map



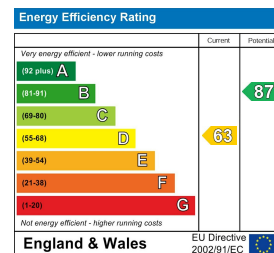
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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