



3 Wesley Place

Mold, CH7 1BX

Offers In The Region Of £350,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to present this exceptional and highly individual residence offering a rare opportunity to acquire a substantial period home. Originally formed from the seamless combination of three terraced properties, the result is an expansive and incredibly versatile home, rich in character and perfectly suited to modern family living.

From the moment you step inside, the scale and uniqueness of the property are immediately evident. A wealth of original period features including fireplaces, stained glass and a striking Victorian range have been carefully retained, adding charm and personality throughout, while thoughtful improvements ensure the home remains practical for everyday life. The accommodation is both generous and flexible, comprising multiple reception areas ideal for a variety of uses, along with a stunning full-length kitchen diner that forms the heart of the home, perfect for both family living and entertaining. There are five well-proportioned bedrooms, providing ample space for growing families or those seeking additional room for home working.

Externally, the property continues to impress with a beautifully established garden, featuring a pond and summer house, creating a private and peaceful setting. Despite being located close to Mold town centre, the garden offers a surprising sense of seclusion, surrounded by mature greenery that gives the feeling of being far removed from the hustle and bustle.

This is a truly unique home that combines character, space and convenience in equal measure, and early viewing is highly recommended to fully appreciate all that it has to offer.

Accommodation Comprises

The property is approached via a generous gravelled driveway, providing off-road parking for one to two vehicles. A paved pathway leads from the driveway to the entrance, where the property is accessed via a composite stable-style door with decorative UPVC panel.

Entrance Hall

The property is entered via a composite stable-style door with decorative UPVC panel, opening into an impressive and welcoming reception space. Originally a lounge, this room is exceptionally generous in size and offers outstanding flexibility, easily lending itself to use as a home office, boot room, studio, or additional reception area depending on individual needs. Natural light is provided by a front-facing double glazed window, while wood-effect flooring and a central ceiling light enhance the overall sense of warmth. Built-in storage cupboards have been thoughtfully incorporated into the alcoves and former chimney breast, combining practicality with subtle character. From here, doors lead through to the kitchen, main lounge, and rear hallway, creating a natural and easy flow throughout the ground floor.

Rear Hallway

The rear hallway continues the home's sense of space and practicality, acting as a central point linking the ground floor to both the garden and the first floor accommodation. The continuation of the wood-effect flooring, along with a radiator and ceiling light, ensures a cohesive and well-finished space. A staircase rises to the upper level, with useful under-stairs storage tucked neatly beneath. A UPVC door with double glazed frosted panels opens out to the rear garden, allowing light to filter through while maintaining privacy.

Downstairs WC / Utility Room

Conveniently positioned off the rear hallway, the downstairs WC and utility room has been designed with everyday functionality in mind. The space is fitted with a low flush WC and a vanity unit incorporating a wash hand basin with mixer tap, complemented by tiled splash backs. There is ample provision for laundry appliances, with plumbing and space available for both a washing machine and tumble dryer. A frosted double glazed window to the rear elevation provides natural light, while the continuation flooring and ceiling lighting maintain consistency with the rest of the ground floor.

Lounge

The lounge is a truly impressive and beautifully proportioned living space, enhanced by its dual-aspect design which allows natural light to pour in from both the front and rear of the property. To the front, a charming bay window with leaded UPVC glazing adds a classic period touch, while to the rear, double glazed French doors with matching side panels open directly onto the garden, creating a seamless connection between indoor and outdoor living. The room retains a wealth of character, including a chimney breast with open recess and built-in cupboards to the alcoves, offering both visual appeal and practical storage. A striking oak beam subtly divides the space, creating the option to arrange the room into distinct areas while still maintaining an open and sociable feel. Additional features include further built-in storage with oak worktops and shelving, radiators, wall lighting, central ceiling lights, and carpeted flooring, all combining to create a warm and inviting environment.

Kitchen/Dining Area

Extending the full length of the property, the kitchen and dining room is a standout feature of the home, offering an exceptional space for both everyday living and entertaining. Fitted with a comprehensive range of wooden wall and base units complemented by worktops, the kitchen is both stylish and practical. There is a stainless steel sink with drainer and mixer tap, space and plumbing for a dishwasher, and ample room for a large range-style cooker with extractor hood and stainless steel splash back. Additional features include a built-in wine rack and space for an American-style fridge freezer, catering perfectly to modern family needs.

A truly special highlight of this space is the impressive restored antique cast iron Victorian kitchen cooking range fireplace hob, dating back to approximately the late 19th century. This fully functional feature adds immense character and serves as a striking focal point, rarely found in homes today. The room benefits from a dual-aspect layout, with a front-facing bay window and rear-facing windows overlooking the garden, flooding the space with natural light throughout the day. Tiled flooring, splash back tiling, under-cabinet lighting, ceiling spotlights, and pendant lighting over the dining area all contribute to a well-designed and highly usable space.

First Floor Accommodation

Landing

The first floor opens onto a spacious and characterful landing that extends across the width of the property. A particularly beautiful feature is the arched stained glass window positioned above the staircase, which adds a touch of period elegance and creates a striking focal point. The landing is further enhanced by archways that subtly define the space, while practical elements such as loft access, wall lighting, a radiator, and a smoke alarm ensure both comfort and functionality. Doors lead from here to all bedrooms and the family bathroom.

Bedroom One

Positioned at the end of the property, the principal bedroom is a generously proportioned double room that offers both comfort and practicality. Built-in wardrobes with wooden doors provide ample storage, while a front-facing leaded window allows natural light to fill the space. An attractive alcove creates the perfect setting for a dressing table or vanity area, adding a touch of charm. The room is completed by a radiator, central ceiling light, and carpeted flooring.

Bedroom Two

Situated at the opposite end of the property, the second bedroom is another spacious double room, ideal for guests or family members. The room benefits from built-in storage and a wardrobe, ensuring excellent practicality without compromising on space. A leaded UPVC window to the front elevation provides natural light, while a radiator, ceiling light, and carpeted flooring create a comfortable and well-finished environment.

Bedroom Three

The third bedroom is a characterful and versatile space, currently used as a generous single bedroom. A standout feature is the original open fireplace, which adds warmth and a sense of history to the room. Built-in cupboards and wardrobe storage maximise functionality, while a unique internal feature opening, reminiscent of an original light window, adds further individuality. The room also benefits from a front-facing window, radiator, ceiling light, and carpeted flooring.

Bedroom Four

Currently utilised as a home office, the fourth bedroom offers flexibility to suit a variety of needs. The room is a suitable single which includes built-in storage, a rear-facing window overlooking the garden, and a radiator, along with carpeted flooring and ceiling lighting.

Bedroom Five

The fifth bedroom is presently arranged as a dressing room but would equally serve well as a nursery, study, or additional single bedroom. Overlooking the rear garden, the room enjoys a pleasant outlook and includes a radiator, ceiling light, and carpeted flooring.

Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a low flush WC, a vanity unit with inset wash hand basin and mixer tap, and a spacious walk-in double shower. The shower area features a rainfall shower and additional attachment, enclosed by a glass screen and finished with textured tiling. The remainder of the room is tiled to half height, with tiled flooring underfoot. A heated chrome ladder-style towel rail, extractor fan, ceiling lighting, and a frosted rear-facing window complete this well-appointed space.

Tel: 01352 700070

Outside

Rear Garden

The rear garden is a beautifully established and thoughtfully arranged outdoor space that offers both structure and a sense of tranquillity. Accessed via the lounge or rear hallway, paved steps lead down to a patio area, ideal for outdoor seating and entertaining. Beyond this, the garden is predominantly laid to lawn and bordered by mature planting, including a variety of shrubs, flowering plants, and trees such as magnolia, creating a private and peaceful setting. A central pond with a rockery and waterfall feature provides a charming focal point, enhancing the garden's natural appeal. There is also a brick-built area suitable for use as a barbecue or storage space, alongside wooden sleeper borders and side access via double wooden gates. Sections of the garden have been allowed to grow more naturally, forming a wildflower-style boundary that further adds to its character.

Outbuildings & Summer House

The garden benefits from a selection of outbuildings, including a large shed and an additional storage unit. To the rear, a substantial summer house provides a highly versatile space, complete with laminate flooring, power, lighting, and heating. Currently used as a hobby space, this building could easily be adapted to suit a range of uses, including a home office, gym, studio, or entertaining area, adding yet another layer of flexibility to this already impressive home.

Council Tax Band - D

EPC Rating - D

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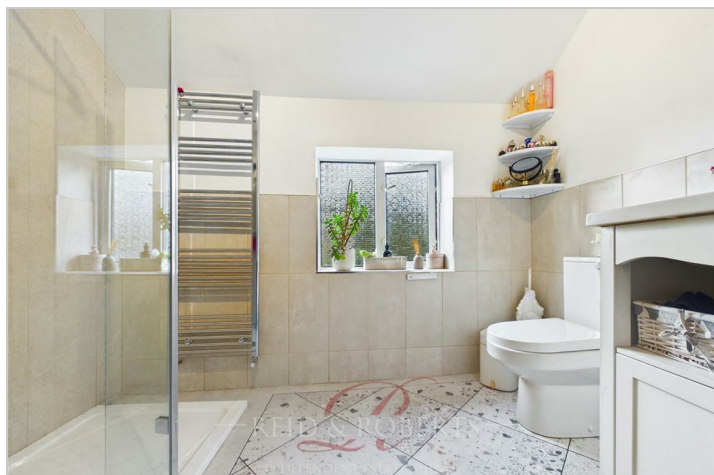
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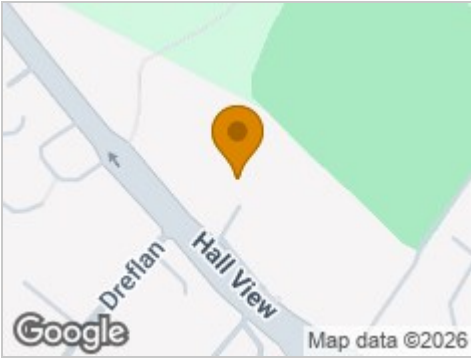
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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.



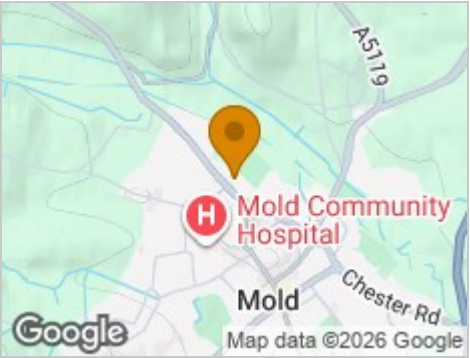
Road Map



Hybrid Map



Terrain Map



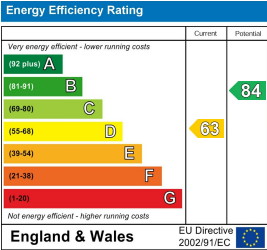
Floor Plan



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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