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Old Spon Farm House Spon Green

Buckley, CH7 3BQ

Offers Over £750,000

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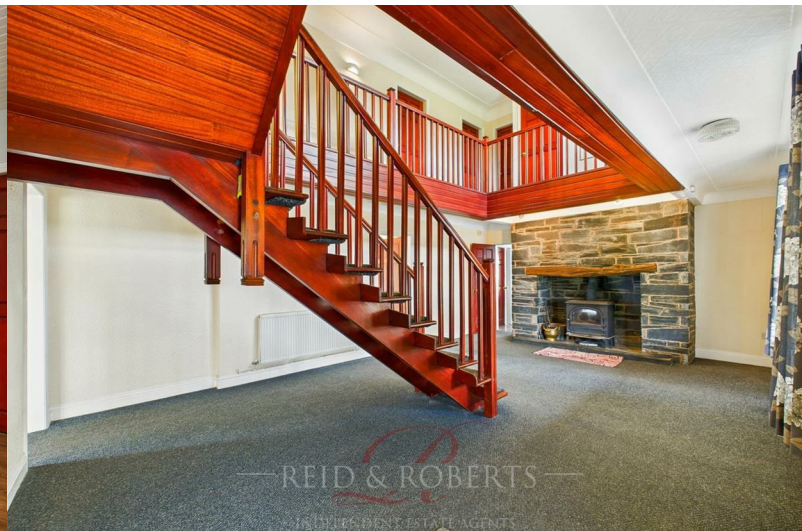

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Accomodation Comprises
The property is approached via a long, sweeping tarmac driveway that creates an impressive sense of arrival, guiding you through the expansive grounds to the front entrance.

Reception Hall
Step into a striking and expansive entrance hallway that immediately sets the tone for the rest of the property with a stunning galleried landing above and central staircase. This vast hall is bathed in natural light from the uPVC bay window to the front. The characterful inglenook fireplace with slate hearth and multi-fuel stove adds a warm focal point finished with inset lighting and two radiators, this space sets the tone for the rest of the home.

Lounge
A statement principal reception room boasting exceptional proportions and abundant natural light. Dual aspect views are provided via a large UPVC double glazed window to the front and elegant French doors to the rear that open onto the patio. Luxurious details include two double panel radiators, curved and textured ceilings with dual ceiling lights and wall lights, and an inviting open fireplace with a marble hearth, tiled inset, and wooden surround. Complete with Sky, phone, and TV extension points.

Office/Snug
This versatile and generously sized reception room is ideal as a home office, library, or second lounge. French doors with side panels open directly onto the patio, while a rear facing window floods the space with light. Stylish finishes include carpeted flooring, two radiators, textured ceiling with central light fitting, and a TV point.

Kitchen
A beautifully renovated, modern kitchen offering an impressive range of high-gloss mocha toned cabinetry with soft close fittings. Intagrated appliances include a built in double eye level oven and microwave grill, five ring electric hob with a contemporary stainless steel extractor, fridge freezer, counter fridge, and dishwasher. A chic breakfast bar offers casual dining, while dual UPVC windows to the rear and side elevations frame serene garden and paddock views. The wood panelled ceiling with inset spotlights and wood effect laminate flooring elevate the space.

Opening leads into;

Dining Room
This bright and welcoming room is ideal for formal or informal dining. It features a front facing bay window, additional port window, and a rear facing window for triple aspect light. The space is finished with wood effect laminate flooring, single panel radiator, coved ceiling, and a pendant light.

Utility Room
A practical and thoughtfully designed room with complementary base units and worktops, stainless steel one and a half bowl sink with mixer tap and drainer, and tiled splashbacks. It houses the wall mounted Worcester boiler and heating controls, with further access to a shelved airing cupboard, radiator, and wall mounted alarm panel. A UPVC rear window and glazed external door provide garden access.

Downstairs WC
Conveniently located and well appointed, with a low flush WC, pedestal basin, UPVC frosted window, central light, radiator, and wood effect vinyl or laminate flooring.

First Floor Landing
This grand galleried landing enhances the sense of openness and connects the bedrooms and family bathroom. Features include a UPVC front facing window, an arched frosted yellow decorative window to the rear, coved ceiling with a central light, three wall lights, and two generous storage cupboards with one housing the water tank.

Main Bedroom
An exceptional principal suite with dual aspect UPVC windows offering uninterrupted countryside views. Boasts built in wardrobes, a dedicated dressing area with fitted vanity, two radiators, coved ceiling, central light fitting, and carpeted flooring. A private retreat with access to a luxurious ensuite.

Ensuite bathroom
A sumptuous four piece suite featuring a pedestal wash hand basin with mixer tap, low flush WC, panelled bath with mixer tap and shower attachment, and a spacious shower cubicle with mains powered rainfall shower and glass sliding door. Fully tiled walls and floor, vertical ladder style radiator, coved ceiling with inset spotlights, and a frosted decorative UPVC window.

Bedroom Two
A beautifully proportioned double room with rear facing window and captivating views. Includes built in wardrobes, dado rail, single panel radiator, coved ceiling, pendant light, and carpeted flooring.

Bedroom Three
A generously sized bedroom with stunning dual aspect views to the front and side, including open countryside and mountain vistas. Featuring built in wardrobes, coved ceiling, single panel radiator, pendant light, and carpeted flooring.

Bedroom Four
A charming fourth bedroom with UPVC front facing window, built in wardrobe with rail, loft access, single panel radiator, and carpeted flooring. Ideal as a child's room, nursery, or additional office.

Family Bathroom
Elegantly appointed with a four piece suite including a panelled bath with mixer tap and handheld shower, a large double shower cubicle with mains shower, pedestal basin, and low flush WC. Finished with tiled flooring, tiled splashbacks to dado height, frosted UPVC window, heated towel rail, and recessed ceiling spotlights.

Boot Room and W.C
Accessible from the side entrance, a practical space for muddy boots and outdoor wear, with additional WC for convenience.

Double Garage
A substantial double garage with electric roller doors, power, lighting, and side access—ideal for vehicles, storage, or hobby space.

Stable
Constructed with breeze blocks and a corrugated roof, the stable offers excellent potential for equestrian or pet use.

Attached Workshop
Currently used as a workshop, this large outbuilding provides scope for conversion (subject to permissions), with breeze block walls and a polycarbonate/corrugated roof.

Exterior and Outdoor Space
Encompassing approximately 2.5 acres, the outdoor space surrounding this remarkable home is nothing short of exceptional. Approached via a long, sweeping tarmac driveway, the property is beautifully set back from the road, creating an immediate sense of grandeur and privacy. The approach is framed by expansive lawns, meticulously maintained and interspersed with mature fruit trees, including apple, pear, and damson, which offer both seasonal charm and a connection to nature. Raised beds provide vibrant colour and texture throughout the year, while hedgerow boundaries lend additional privacy and a timeless country aesthetic.

To the side of the home, a securely enclosed paddock extends the versatility of the land, perfectly suited for small livestock or equestrian use. This area is neatly bordered with timber fencing and offers panoramic views across open fields, making it ideal for those with a passion for outdoor pursuits or a smallholding lifestyle.

The rear garden is a true sanctuary, expertly landscaped to combine function with visual appeal. A substantial stone-paved patio stretches across the back of the home, offering multiple spaces for dining, lounging, and summer entertaining. Raised stone borders overflow with perennial planting and seasonal blooms, creating a riot of colour and texture. Rolling lawns lead to a large, natural pond at the rear, a peaceful water feature surrounded by gravelled pathways and lush planting, attracting birds and local wildlife while providing a serene backdrop for relaxation.

A timber gate connects the front and rear gardens for convenient access, while the property also enjoys easy entry to the double garage, boot room, and outdoor WC. Whether hosting a summer garden party, enjoying outdoor play with family, or simply soaking in the rural tranquillity, this magnificent garden and land setting offers a lifestyle rarely found.

EPC Rating D

Council Tax Band G

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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

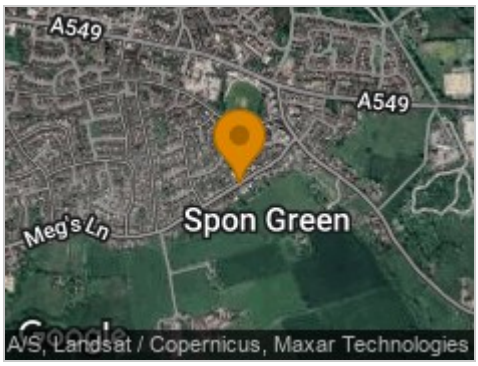
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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



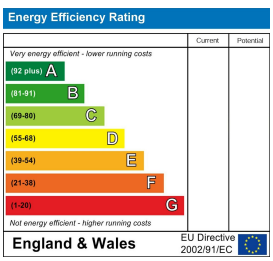
Terrain Map

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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