



Smithy Farm Chester Road

Padeswood, Mold, CH7 4JF

O.I.R.O £550,000



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Accommodation Comprises:

From the moment of arrival, the quality and attention to detail are immediately apparent, with a tarmac approach leading to a striking oak-built porch set beneath a vaulted canopy, framed by traditional brickwork that continues seamlessly across the front elevation. A composite entrance door with glazed panel opens into a welcoming interior that sets the tone for the rest of the home.

Entrance Hallway

The reception hallway is both practical and inviting, finished with parquet-effect flooring and offering built-in storage via double cupboard doors, ideal for coats and everyday essentials. A textured ceiling adds subtle character, while doors lead through to the principal reception spaces, creating an immediate sense of flow and warmth.

Lounge

The main living room is a truly impressive, full-depth space extending from the front to the rear of the property. This remarkable room showcases beautifully restored, sandblasted exposed beams, creating a striking architectural feature, while a cast iron log burner sits proudly on a quarry tiled hearth with exposed brick inset and oak beam over, forming a natural focal point. Flooded with natural light from its quadruple aspect, including double glazed windows to the front and sides and aluminium-framed sliding patio doors opening onto the rear garden, the space feels both expansive and inviting. Traditional column-style radiators and wall lighting enhance the atmosphere, making this a perfect setting for both relaxation and entertaining.

Office/Dining Room

Positioned to the front of the property, this versatile reception room is currently utilised as a home office but could easily serve as a formal dining room or additional lounge. Rich in character, it features a Henley cast iron log burner set on a slate hearth with brick slip inset and oak beam above. The room is further enhanced by parquet-style flooring, a column radiator, a textured and beamed ceiling, and a charming exposed brick alcove detail, all contributing to its warm and inviting feel. Doors from this space lead through to both the kitchen and an additional reception room.

Snug/Reception Room

A further flexible living space, this room offers dual aspect windows to the front and side elevations, allowing natural light to pour in. With parquet-style flooring and a continuation of the home's characterful finishes, it provides an ideal setting for a snug, playroom, or informal living area. An oak staircase rises from this room to the first floor, adding to the natural flow of the home.

Kitchen/Dining Room

The kitchen is arranged in an L-shaped layout, thoughtfully designed to balance functionality with style. The initial area serves as a practical utility space, with worktops providing space and plumbing for washing machine and tumble dryer, alongside the oil-fired Worcester boiler. A step leads up into the main kitchen, where a range of fitted wall and base units are complemented by quality work surfaces and brick-style splashback tiling. Integrated appliances include an eye-level oven and grill, induction hob with extractor over, and space for dishwasher and fridge. A stainless steel sink unit with mixer tap completes the space. The vaulted ceiling with inset spotlights enhances the sense of openness, while windows overlook the rear garden. There is ample space for dining, making this a sociable hub of the home, ideal for both everyday living and entertaining.

Rear Porch

Accessed from the kitchen area, the rear porch provides a useful secondary entrance with tiled flooring and additional storage, including double doors opening into a dedicated coat and shoe storage area. A UPVC door leads out to the garden.

Downstairs WC

The ground floor WC is fully tiled and fitted with a low-level WC and pedestal wash hand basin, with a frosted window to the rear elevation and built-in cupboards housing the fuse board.

First Floor Accommodation

Landing

The first floor landing extends across the width of the property, providing access to all bedrooms and the family bathroom. Newly fitted oak internal doors add a cohesive and high-quality finish throughout.

Principle Suite with Dressing Room

The principal bedroom is a superb space, thoughtfully arranged to create a luxurious and private retreat. Positioned to the rear, it enjoys far-reaching views across the garden and surrounding countryside through a double glazed window. The room has been cleverly reconfigured to incorporate a bespoke walk-in dressing area, complete with fitted wardrobes, rails, drawers, and dedicated shoe storage, all finished to a high standard. Additional features include inset spotlights, wall lighting, loft access, and a further window to the side elevation, ensuring the space is filled with natural light and offers a calm, boutique-style atmosphere.

Bedroom Two

A spacious double bedroom positioned to the front elevation, featuring high ceilings, a double glazed window, and ample space for freestanding furniture. Beautifully presented, it offers both comfort and practicality.

Bedroom Three

Another well-proportioned double bedroom, also with front aspect window, enjoying natural light and generous proportions, making it ideal for family or guests.

Bedroom Four

A charming fourth bedroom featuring a vaulted ceiling with exposed beam, inset spotlights, and a rear aspect window overlooking the garden and countryside beyond. Freshly decorated and newly carpeted, this room is perfect as a guest bedroom, nursery, or home office.

Family Bathroom

The family bathroom is an impressive and beautifully finished space, featuring a four-piece suite comprising a freestanding roll-top bath with elegant fittings and shower attachment, a walk-in double shower with rainfall head, WC, and a stylish vanity unit with inset basin and marble-style worktops. Fully tiled walls and flooring, combined with feature radiators, inset lighting, and an exposed beam, create a luxurious and refined environment.

Outside

Garden to the Rear

The gardens at Smithy Farm are a true standout feature, having been thoughtfully landscaped to create a beautifully zoned and highly functional outdoor living environment. A substantial paved terrace extends from the rear of the property, offering an exceptional space for entertaining and al fresco dining, seamlessly flowing into a generous, well-maintained central lawn that forms the heart of the garden.

Carefully designed planting beds and a dedicated wildflower area introduce texture, colour, and a softer, natural element, enhancing the overall sense of tranquility while encouraging local wildlife. Architectural features, including a timber pergola walkway and raised borders, add both structure and visual interest, guiding you through the space and creating a series of inviting seating and relaxation areas.

The boundaries are defined by substantial, purpose-built walls with contemporary detailing, providing both a striking visual finish and a high degree of privacy. To one side, a slate-finished parking area offers extensive off-road parking, while the garden itself enjoys open aspects beyond its boundaries, with views across surrounding countryside fields, creating a peaceful and picturesque backdrop.

A further highlight is the dedicated leisure area, complete with a covered pergola housing a hot tub and an adjoining contemporary water feature, delivering a luxurious, spa-like setting within your own garden. Altogether, this is a beautifully curated outdoor space designed not only to be admired, but to be lived in and enjoyed throughout the seasons.

Outdoor Entertaining Room

A superb addition to the property, this versatile outdoor entertaining space has been thoughtfully designed to create a year-round leisure area. Featuring a vaulted ceiling and tiled flooring, the room benefits from a double glazed window to the front elevation and bi-folding doors that open seamlessly onto the covered pergola, creating an effortless indoor-outdoor connection. With light and power connected, along with a wall-mounted electric radiator, this is an ideal space for entertaining, relaxing, or housing games and leisure equipment.

Tel: 01352 700070

Garage/Workshop

A substantial and highly functional garage/workshop offering exceptional space and flexibility. The structure features a vaulted corrugated iron roof, with light and power connected throughout, making it suitable for a variety of uses. A fully operational car inspection pit further enhances its practicality, appealing to automotive enthusiasts or those requiring a dedicated workshop environment.

Single Garage

Positioned within the grounds, this additional single garage has been fully modernised to a high standard, offering a highly versatile space beyond traditional storage. Fitted with an electric roller door, along with light and power, the interior is finished with durable rubber flooring, making it ideal for a range of uses including a home gym, workshop, or secure storage.

Outbuildings

To the front of the property, a substantial double garage provides excellent practical space, accessed via a single garage door as well as a separate wooden side entrance. Currently utilised for vehicle storage and logs, the garage offers flexibility for a variety of uses. Adjoining the main space is an additional storage room, ideal for log storage or general use, further enhancing the functionality and appeal of this well-considered outbuilding.

EPC Rating - F

Council Tax Band - G

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Road Map



Hybrid Map



Terrain Map



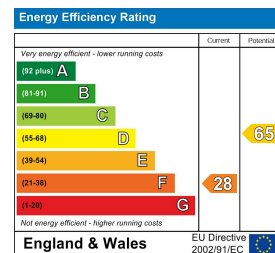
Floor Plan



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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