

Town & Country

Estate & Letting Agents

Flint Mountain, Northop Road

£550,000



Set away from the main road within a small, exclusive, courtyard development just a 20-minute drive from Chester city centre, this stunning property boasts beautiful, uninterrupted views overlooking the countryside to the rear. 2 Bryn Edwin Stables retains many of its original features, such as exposed beams throughout, this highly appointed barn conversion with a garage, offers the perfect combination of character and contemporary living, and benefits from double glazing along with gas central heating. In brief, the property comprises an inviting entrance hall, a spacious living room and separate dining room, a kitchen/breakfast/sitting room with a separate utility room and first floor landing, which offers access to the family bathroom and to all four bedrooms, the principal of which has an en-suite bathroom.

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DESCRIPTION

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LOCATION

Located within commuting distance of Chester, Liverpool and Manchester via the A55 and motorway network. Access to the rail network is also available at Flint just 2 miles away. The neighbouring market towns of Flint and Mold offer excellent amenities including a wide range of shops and supermarkets, recreational facilities and schooling for all ages. The nearby Dee Estuary provides a variety of local walks through hidden woods and valleys. The North Wales coast is within easy reach and Eryri/Snowdonia is just an hour's drive away.

DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street, towards St Olave Street, and turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road/A483; at the roundabout, take the 1st exit onto Wrexham Road/A483; at the roundabout, take the 2nd exit and stay on Wrexham Road/A483; at the roundabout, take the 2nd exit and stay on Wrexham Road/A483; at the Post House Roundabout/Wrexham Road Interchange, take the 3rd exit onto the A55 slip road to A55 Conwy/A494 Mold. After 7 miles, take a slight left to merge onto N Wales Expy/A494/A55 towards Conwy, and taking the centre lane, continue to follow the N Wales Expy/A55. At junction 33, exit towards Northop Road/A5119; at the roundabout, take the 3rd exit towards Northop Road/A5119; at the roundabout, exit towards Flint onto Northop Road/A5119. After about half a mile, pass a sign on the left for Bryn Edwin Hall. Shortly after this, turn a very sharp left into a layby, and near the top end, pass through the stone gate pillars marked "Bryn Edwin Stables" / "Bryn Edwin Farm". Continue up the drive past the farmhouse on the right, and veer left and then right into the courtyard, where you will have arrived at 2 Bryn Edwin Stables, Northop Road, Flint Mountain, Flintshire, UK.



ENTRANCE HALL

15'6" x 7'5"

An oak front door, with a double glazed insert, opens to the hall featuring oak flooring, a radiator, and stairs rising to the first floor accommodation, with matching oak banister and balustrades and lever latch internal doors. At ground level, the hall leads to the cloakroom WC, the kitchen/breakfast/sitting room, and into the living room.



CLOAKROOM WC

7'6" x 3'8"

Installed with a modern white suite, comprising a dual flush low-level WC, along with pedestal, wash hand basin with mixer tap and tiled splashbacks. The flooring is ceramic tiled, there is a radiator and set within the ceiling are recessed downlights and underneath, an extractor fan.



KITCHEN/BREAKFAST/SITTING ROOM

24'4" x 16'2" max

The kitchen is fitted with an array of attractive oak style, wall, base and drawer units complemented by steel handles, housing a stainless steel oven and a half bowl sink unit with a mixer tap, and ample granite work surface space. Integrated appliances include: oven, hob, extractor hood, dishwasher and fridge. The flooring is ceramic tiled and there are two radiators. Set within the ceiling is an exposed beam along with recessed downlights. Two sets of double-glazed French doors open to the front forecourt. The lever latch door opens to the utility room. Three oak steps descend toward the dining room.



UTILITY ROOM

8'9" x 5'8"

Fitted with base units, matching those in the kitchen, work surface space houses a stainless steel, single drainer sink unit with mixer tap and tiled splashbacks. It has a ceramic tiled floor, an exposed beam and set within the ceiling is an extractor fan. There is plumbing for a washing machine, and space for a tall fridge freezer.



DINING ROOM

16'7" x 10'7"

Having a window facing the rear elevation, a radiator, and oak flooring; lever latch doors open to the through kitchen/breakfast/sitting room and the living room.



LIVING ROOM

23'1" x 17'3"

The living room is entered via a doorway below a lintel in the entrance hall or via a doorway from the dining room. It has oak flooring, exposed beams and recessed ceiling downlights, two radiators, two sets of French doors opening to the rear garden. It showcases a central stone inglenook fireplace with an oak beam mantle, which currently houses an electric stove with a realistic flame.



FIRST FLOOR ACCOMMODATION

Exposed beams are set within the ceiling and three Velux skylights face the rear elevation; there is a radiator and lever latch doors open to all bedrooms and the bathroom.



PRINCIPAL BEDROOM

11'3" x 14'2"

It has exposed beams throughout the room, and a dormer window to the rear elevation, framing those beautiful views. There is a radiator, access to the eaves storage and recess downlights set within the ceiling. A lever latch door opens to the en-suite bathroom.



BEDROOM TWO

15'5" x 11'2"

This room has a high semi vaulted ceiling with exposed beams and recessed downlights, with a window to the front elevation and a radiator beneath.



EN-SUITE BATHROOM

10'6" x 8'3"

The en-suite bathroom is installed with a modern four piece white suite, comprising a panelled bath with mixer tap, pedestal, wash hand basin also with mixer tap, dual flush, low-level WC and a separate oversize shower enclosure with thermostatic shower. A Velux skylight faces the rear elevation. The flooring is ceramic tiled and the walls are partially tiled. There is a radiator and set within the ceiling is an exposed beam, recessed downlights and an extractor fan.



BEDROOM THREE

12'2" x 9'8"

Another vaulted ceiling with beautiful exposed beams, a radiator and a double glazed circular window facing the front elevation.



BEDROOM FOUR

11'3" x 11'4"

Again, beautiful exposed beams, a dormer window faces the rear elevation and those beautiful views, there is access to the eaves storage and recessed downlights set within the ceiling. This room is currently utilised as an office space.



GARAGE AND WALLED SHRUBBERY

16'7" x 12'6"

Accessed through timber double garage doors, having a pitched roof with power and light. The adjoining walled shrubbery belonging to the property contains a variety of mature shrubs.



FAMILY BATHROOM

10'6" x 6'4"

Installed with a modern white suite, comprising a panelled bath with thermostatic shower and protective glass screen, a dual flush, low-level WC, pedestal, wash hand basin with mixer tap, radiator and extractor fan. The flooring is ceramic tiled. The wall is partially tiled and exposed beams are set within the ceiling along with recessed downlights. An opaque window faces the front elevation.



EXTERNALLY FRONT

Sharing a communal brick block courtyard the property enjoys the benefits of off-road parking (with 2 reserved parking areas) located to the front of a single garage and the shrubbery.



REAR GARDEN

Boasting beautiful, rural views overlooking countryside. The rear garden is predominantly laid to lawn with a paved patio area, external lights, a timber store and rear gated access.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenue: freehold

Council Tax Band: G £3431 (April 2024)

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor

Approx. 102.8 sq. metres (1106.9 sq. feet)



Total area: approx. 188.4 sq. metres (2028.1 sq. feet)

First Floor

Approx. 85.6 sq. metres (921.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.