

Your home at heart.



**Bron Harmen Northop Road Flint Mountain Flint CH6 5QG**

**£500,000**



- Large Detached House
- Four Reception Rooms
- Superb Location
- Annex
- Five Bedrooms
- Five Bathrooms
- Beautiful Views
- Large Driveway



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## Floor Plans

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### Introduction

This extended four bedroom detached house with annex which creates the fifth bedroom is located within 1 mile of Northop and set in beautiful grounds with stunning views over the countryside. The rooms are bright and airy giving a feeling of space and light. The annex is a beneficial extra providing accommodation for a relative or friend and there is even scope for a holiday let with slight alteration.

There is scope for the house and outbuildings to be used for a variety of businesses as the owners have had business use permission from the local council in the past.

Flint Mountain commands an ideal position along the A5119 being less than a mile from the interchange with the A55 at Northop. The A55 provides excellent road links to the North Wales Coast, Chester, Liverpool and all major motorway networks. The nearby market towns of both Flint and Mold provide a comprehensive range of shopping facilities and schooling for all ages. Northop village has an excellent primary school.

**\*\*Viewing is highly recommended\*\***

### Photos

Please be advised most of our photos are taken with a wide angle lens which can sometimes make the appearance of rooms look bigger. The aim is not to mislead but to show as much of the room off as possible. Prior to viewing we advise you to refer to the room measurements.

### Entrance Porch

Via UPVC door with double glazed panels into entrance porch with two double glazed windows to side aspects, wooden flooring, ceiling light.

### Entrance Hall

Via UPVC double glazed door into hallway, with parquet flooring, ceiling light, radiator.

### Lounge

Carpet to floor, double glazed bay window to front aspect, ceiling light, radiator, doorway through to annex.

### Dining Room

Parquet flooring, ceiling light, double glazed bay window to front aspect & double glazed window to side aspect, radiator.

### Kitchen

Large kitchen area fitted with a range of white wall and base units with contrasting worktops, stainless steel sink unit, range oven with 5 ring gas hob & extractor over, integrated washing machine & dishwasher, space for American style fridge freezer. Fully tiled floor, breakfast bar, radiator, recessed spotlight, part tiled walls, double glazed windows to side & rear aspects, UPVC door to rear garden.

### Reception Room

Doorway from kitchen into further reception room with parquet flooring & ceiling light, French doors through to conservatory.

### Conservatory

Spacious conservatory with wooden flooring, double glazed windows & door to rear garden, ceiling light & fan, radiator.

### Annex

French doors through to annex, which consists of a hallway large bedroom area, bathroom, lounge & separate WC.



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#### **Annex Bedroom**

Fitted carpet, ceiling light, radiator, double glazed window to rear aspect.

#### **Annex Bathroom**

Doorway through to bathroom comprising white suite with WC, wash hand basin, Jacuzzi style bath & separate shower cubicle. Double glazed window to side aspect, radiator, recessed spotlights, radiator, fully tiled walls & floor.

#### **Annex Lounge**

Feature fireplace, carpet to floor, ceiling light, wall lights, radiator, double glazed windows to front & side aspects.

#### **Annex Hallway**

Fitted carpet, radiator, double glazed window to front aspect, recessed spotlights, storage cupboard.

#### **Annex Seperate WC**

Comprising WC & wash hand basin, tiled flooring, ceiling light, radiator, double glazed window.

#### **Stairs/ Landing**

Carpet to stairs, ceiling light, radiator, double glazed window to front aspect.

#### **Bedroom One**

Fitted carpet, ceiling light, radiator, double glazed window to front aspect. Doorway through to en-suite.

#### **En Suite**

Comprising WC, wash hand basin & double shower cubicle, tiled flooring & fully tiled walls, chrome towel rail, recessed spotlights, double glazed window to front aspect.

#### **Bedroom Two**

Fitted carpet, ceiling light, radiator, double glazed window to rear aspect, doorway through to en-suite.

#### **En Suite**

Comprising WC, wash hand basin & double shower cubicle, tiled flooring & fully tiled walls, chrome towel rail, recessed spotlights, double glazed window to rear aspect, loft access.

#### **Bedroom Three**

Fitted carpet, double glazed bay window to front aspect, double glazed window to side aspect, ceiling light, radiator.

#### **Bedroom Four**

Currently being used as a dressing room, fitted carpet, ceiling light, radiator, double glazed window to side aspect.

#### **Bathroom**

Spacious family bathroom comprising WC, wash hand basin, bidet & freestanding bath. Fully tiled walls & floor, two double glazed windows to rear aspect, ceiling light & chrome towel rail.



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### Outside

There are two outbuildings one providing office space & the other was originally built as a double garage and is currently being used as a games room providing plenty of space for a pool table and bar area with double glazed window & has electric, light and power installed.

To the front of the property there are beautiful lawned areas with a variety of trees and mature hedges. Large driveway providing plenty of off road parking for several vehicles. The gardens extend around to the right hand side and lead to the rear. The private rear garden provides a peaceful setting with a wide flagged patio area leading to beautiful large lawns with a variety of mature fruit trees. There is also a modern timber framed summerhouse. The rear garden is a great area for outdoor entertaining with spectacular views.

### NOTE FROM KEYSTONE

Mistakes can happen when writing up details and Keystone advises any potential buyer to confirm what is and isn't being left at the property with the vendor prior to making any offers. The buyer is responsible for checking all details and houses are sold as seen.

Keystone has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

We follow the government guide - Consumer protection from unfair trading regulations 1999. For more details of this go to [www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts](http://www.gov.uk/government/publications/unfair-standard-terms-in-consumer-contracts)

### To Arrange a Viewing

Contact Keystone on 01244 836636

### Mortgage Advice

At Keystone we are not your average everyday estate agent. We have fully qualified Mortgage Consultants in house so you can walk in and expect to receive independent mortgage advice from across the whole market place, six days a week. We consider all sorts of circumstances and will work hard to find you the best deal on the market. Pop in today or give us a call on 01244 836636.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

Keystone is authorised and regulated by the Financial Conduct Authority

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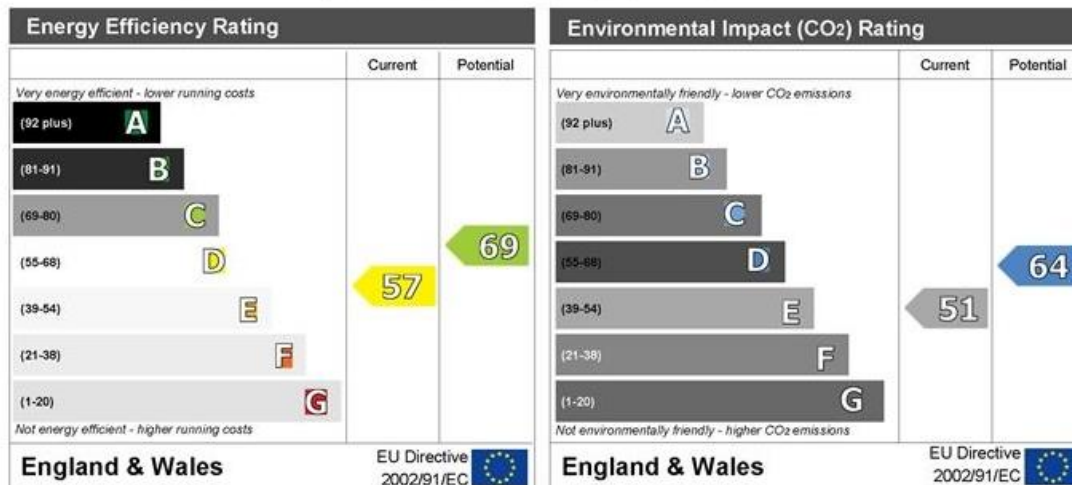
## Energy Performance Certificate



Bron Harmen,  
Northop Road,  
Flint Mountain,  
FLINT,  
CH6 5QG

Dwelling type: Detached house  
Date of assessment: 01 December 2010  
Date of certificate: 06 December 2010  
Reference number: 0198-9947-6222-8120-1940  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 233 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	263 kWh/m <sup>2</sup> per year	191 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	10 tonnes per year	7.4 tonnes per year
Lighting	£258 per year	£129 per year
Heating	£1,337 per year	£1,061 per year
Hot water	£294 per year	£193 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.