



HENDRE HOUSE
HENDRE, NR MOLD

JACKSON-STOPS 

HENDRE HOUSE HENDRE, NR MOLD, CH7 5QW

APPROXIMATE GROSS INTERNAL AREA: 2898 SQ FT / 269.93 SQ M

AN IMAGINATIVELY CONVERTED BARN WITHIN
MATURE GARDENS AND GROUNDS WITH
Paddock, SITUATED IN A PRIVATE, ELEVATED
POSITION WITH FAR REACHING VIEWS.



DISTANCES

A55 - 4 MILES
MOLD - 6 MILES
CHESTER - 20 MILES
WREXHAM - 18 MILES
LIVERPOOL - 30 MILES
MANCHESTER - 55 MILES
(DISTANCES APPROXIMATE)

GROUND FLOOR

- Entrance Hall
- Kitchen
- Utility
- Cloakroom/w.c.
- Sitting Room/Study
- Music Room
- Living Room
- Bedroom 3 with en-suite Shower Room

FIRST FLOOR

- Master Bedroom with en-suite Bathroom
- Bedroom 2 with en-suite Shower Room
- Mezzanine Bedroom/Study Area
- 2 Further Bedrooms
- Family Bathroom

OUTSIDE

- Formal Lawned Gardens
- Tree Lined Drive
- Parking & Turning Area
- Terrace
- Boiler House
- Wood Store
- Former Orchard
- Vegetable Garden
- Box Garden
- Paddock Lane
- In all about 4.73 acres (1.91 ha)



LOCATION

Hendre House occupies an elevated position within a small hamlet of houses, cottages and farms, benefiting from a private position with pleasant rural aspect. The villages of Cilcain & Rhydymwyn are within close proximity offering an attractive church, village hall, bowling green, petrol station, small shop, coffee shop and takeaway restaurant. For a more comprehensive range of services, Mold is 6 miles distant offering a high street banks, retailers, supermarkets and recreational facilities. The A55 is within 5 miles allowing for ease of access along the North Wales coast and beyond to Chester where the expressway connects with the M53 and M56 motorways. Both Liverpool and Manchester are within daily travelling distance and served by international airports. For travel to London there is a rail service from Chester station via Crewe to Euston.

On the educational front there are state, primary and secondary schools in Mold and for those seeking private education there is Myddelton College in Denbigh, Fairholme at St Asaph, Ruthin School and the King's & Queen's Schools in Chester which operate a bus service locally. For those seeking outdoor pursuits there is extensive walking along the Clwydian Range and multiple golf courses locally including Mold & Padeswood. For the equestrian enthusiasts there is horse racing at Chester and Bangor-on-Dee and hunting is with the Flint & Denbigh.

COMMUNICATIONS

For travel, the property occupies an enviable position, being within easy commuting distance of Chester and Liverpool with the A55 linking with the M53 and also the M56 for access across Cheshire to Manchester and the M6. For travel to London there is a 2 hour inter-city rail service from Chester to Euston via Crewe, and Liverpool and Manchester are both served with international airports.

DESCRIPTION

Hendre House is constructed of stone and brick, under a slate roof, arranged over 2 floors. The front door opens into a small porch with tiled floor which extends into the kitchen. The kitchen is over two levels with a cloaks area leading down into the kitchen which has double aspect over the countryside and external door to garden. The kitchen houses fitted oak wall and base units to one wall with granite worksurfaces incorporating a Belfast sink with drainer, integrated fridge/freezer, dishwasher and Rangemaster 5-ring electric hob with ovens below. The utility and downstairs w.c. is off the kitchen having plumbing for washing machine/tumble dryer and base units under granite with sink and drainer; The w.c. contains a pedestal hand basin and low flush w.c. with tiled floor.

A small set of stairs lead to a small hallway, with stairs continuing to Bedrooms 1 & 2 but also the principal reception rooms. On the right-hand side is the study/sitting room which offers a well-appointed room with dual aspect, wood boarded floor, log burning stove on a slate hearth and large arched window. The room is currently used as an office but would be easily adapted to create a cozy sitting room. Opposite the study is the music room which offers a light and airy space with full height vaulted ceiling, with French doors to the garden and an open fireplace. From the music room stairs lead down to the living room which again has French doors to the garden and a log burning stove on a granite hearth. At the end of the living room is Bedroom 3 which is a double room with aspect over the garden having the benefit of an en-suite shower room and external door to rear garden. The shower room contains tiled floor and walls, built-in hand basin on granite, low flush w.c. and a tiled shower cubicle. Also, from the music room a set of stairs leads to a spacious mezzanine which presently houses a bed but could also be used as a office space or seating area, having plenty of light and Velux windows. From the mezzanine a side landing leads to Bedrooms 3 & 4 which both look over the front garden, the latter being





a double room with Juliet balcony. Bedrooms 3 & 4 are served by the adjacent family bathroom which has tiled walls and floor, integrated bath with shower fittings, low flush w.c, hand basin and velux window. Bedrooms 1 & 2 are accessed off the small hallway with stairs leading to a landing which splits. To the right is the master bedroom which offers a spacious double room with velux windows and balcony taking in the pleasant aspect and also benefits from an en-suite bathroom. The bathroom contains tiled walls and floor, built-in handbasin, low flush w.c, integrated Jacuzzi bath with shower fittings and heated towel rail. Finally, there is bedroom 2 which again is a spacious double room with double aspect, Juliet balcony and en-suite shower room. The shower room contains tiled walls and floors, low flush w.c, built-in hand basin, tiled shower cubicle and velux window.

OUTSIDE

Hendre House is situated within a private garden with south-westerly aspect and far reaching rural views across the surrounding countryside and hills in the distance. The property benefits from a long tree lined drive laid with tarmac leading to a wide stone sett parking and turning area. To the rear of the house is a wood store and small flagged area against a laurel hedge. To the front of the property is the principal garden with large terrace accessed off the living room and music room, with separate door to the kitchen. Beneath the terrace is the boiler house.

From the terrace steps lead to a side lawn which is gently sloping and continues around through the former orchard area, to a vegetable garden with raised beds. The garden continues through an elaborately designed Leylandii hedging into a level garden with lawn and box hedging before continuing again down to a much large expanse of lawn against the drive; To the end of which the lawned garden opens onto the paddock land.



DIRECTIONS

From Chester travel along the A55 until Junction 34, taking the exit and bearing left along the A494 to Mold. Travel through Alltami and continue straight over the roundabout into New Brighton. Continue over the crossroads into Mold town centre and at the roundabout take the 3rd exit along the A541 towards Denbigh. Follow the A541 for approximately 5 miles and when descends down the hill taking the right hand turn at the cross roads, ascending the hill. Travel along the country lane for approximately 1 mile having passed Fron Farm, there will be a cross roads after a further ¼ mile. At this cross roads, take the left turn and continue over the brow. At the small triangle, with dead end road sign turn left and follow the lane, at the end of which will be the gates and entrance to Hendre House.

PROPERTY INFORMATION

Address: Hendre House, Hendre, Mold, CH7 5QW.

Tenure: Freehold with vacant possession.

Services: Mains electricity and water. Private drainage. Oil central heating. Telephone lines and broadband connection.

EPC: Rating F.

Local Authority: Flintshire County Council. Tel: 01352 752121.

Council Tax: Tax Band F - £2,610.10 payable 2021/22.

Viewing: By appointment via Jackson-Stops Chester Office.
Tel: 01244 328 361.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

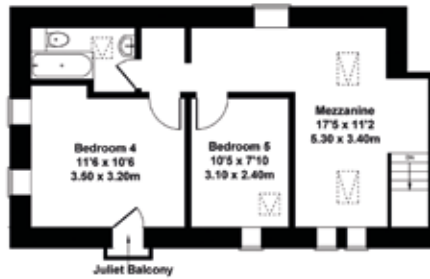


HENDRE HOUSE

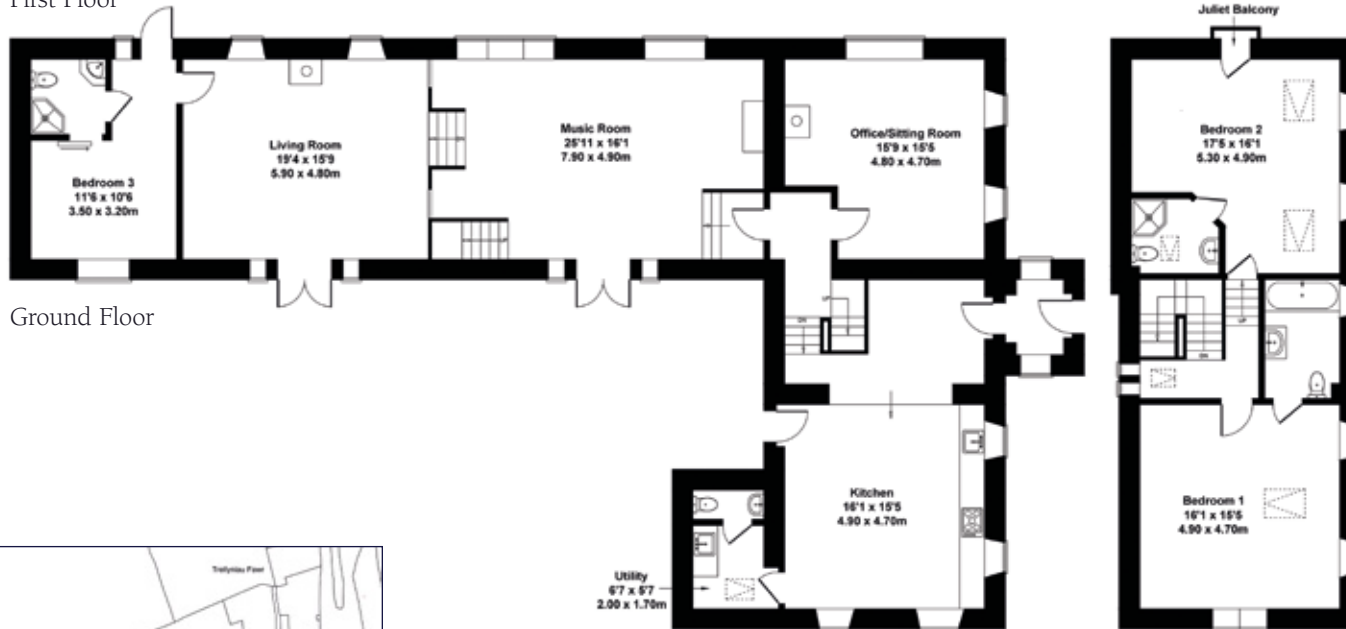
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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

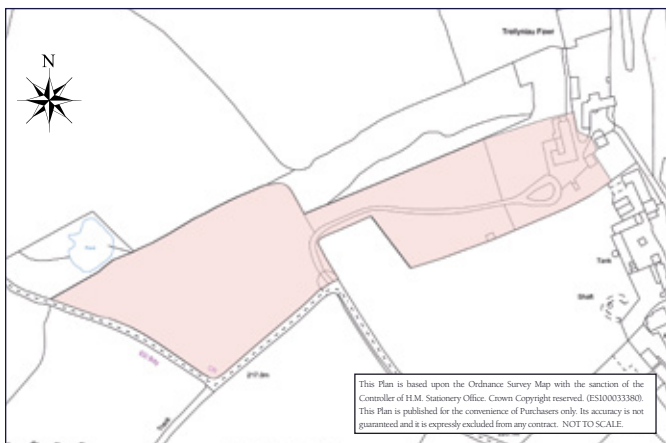


First Floor



Ground Floor

First Floor



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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