

Coed Y Cra Uchaf Farm  
Holywell Road, Northop, Mold, Flintshire



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**2,301 sq ft (214 sq m) | Freehold  
2 reception rooms | 3 bedrooms | 3 bathrooms  
Ancillary accommodation  
Range of versatile outbuildings | 6.85 acres**

**Guide price £975,000**

**A delightful farmhouse with a wealth of character features, outbuildings, ancillary accommodation, splendid gardens and extensive grounds, in an idyllic setting overlooking the Dee Estuary**

Coed Y Cra Ucha Farm is an impressive Grade II\* listed rural property comprising an attractive stone-built farmhouse offering more than 2,300 sq ft of characterful accommodation arranged over two floors. Set within beautiful countryside in northeast Wales, the property enjoys far-reaching and picturesque views over the surrounding landscape.

The farmhouse retains a wealth of period character, including exposed beams, stone mullioned windows and original fireplaces. The main reception room is the sitting room, featuring flagstone flooring and an impressive inglenook fireplace with a log-burning stove. A separate study provides a useful home-working space, while the kitchen and breakfast room forms a practical yet sociable heart of the home, fitted with timber cabinetry, a central island, Aga and space for informal dining. A cloakroom completes the ground floor accommodation. To the first floor are three well-proportioned double bedrooms, each benefitting from en suite facilities. The principal bedroom also enjoys a dressing area and a private external staircase, in addition to access from the main landing.

The ancillary accommodation is arranged as two apartments, one within the barn and one above the stables, offering flexible options for guests, extended family or multi-generational living.

Outside, the property is surrounded by well-maintained gardens with lawns, terracing and established planting, together with a range of traditional outbuildings including a stone barn, stables and an open-fronted store. The land extends to paddocks and grazing areas, well suited to equestrian or smallholding use.



**Location**

The property lies in a beautiful rural setting just outside the village of Northop and three miles from the historic market town of Mold, the county town of Flintshire. Northop has a high street with a general store and two pubs, while the village also has a primary school. Mold offers a wide range of amenities, including a celebrated twice-weekly street market, independent shops, restaurants, pubs and cafés, as well as the award-winning Theatr Clwyd and a well-equipped leisure centre with a swimming pool and fitness facilities. Mold offers a further choice of state primary and secondary education in Mold, complemented by independent schools in Ruthin, Oswestry and Chester. The walled city of Chester lies approximately 13 miles to the east, offering extensive shopping, leisure and cultural facilities. The A55 provides swift road connections across North Wales and towards the M53 and M56, while Chester station offers inter-city rail services to London Euston in around two hours.

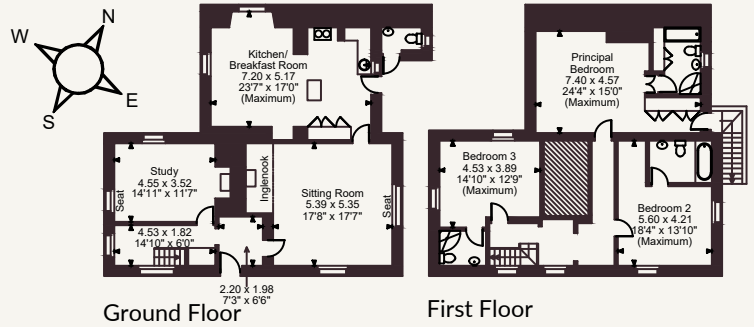
Postcode region: CH7

**General**

Local Authority: Flintshire County Council  
 Services: Mains electricity, gas and water. Gas central heating. Private drainage that our client advises meets current regulations, specifically British Standard BS6297:1983  
 Council Tax: Band G (house), Band B (annexe)  
 EPC rating main house: TBC  
 EPC rating for flat: TBC  
 EPC rating for annexe: D  
 Fixtures and Fittings: All fixtures and fittings are excluded from the sale. The contents are available by separate negotiation.  
 Wayleaves, rights of way and easements: The property will be sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

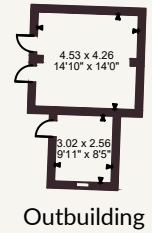


Coed Y Cra Ucha Farm, Holywell Road, Northop, Mold  
 Main House internal area 2,301 sq ft (214 sq m)  
 Carport internal area 416 sq ft (39 sq m)  
 Stables building internal area 1,793 sq ft (167 sq m)  
 Barn building internal area 863 sq ft (80 sq m)  
 Barn internal area 1,680 sq ft (156 sq m)  
 Outbuildings internal area 685 sq ft (64 sq m)  
 Total internal area 7,738 sq ft (719 sq m)

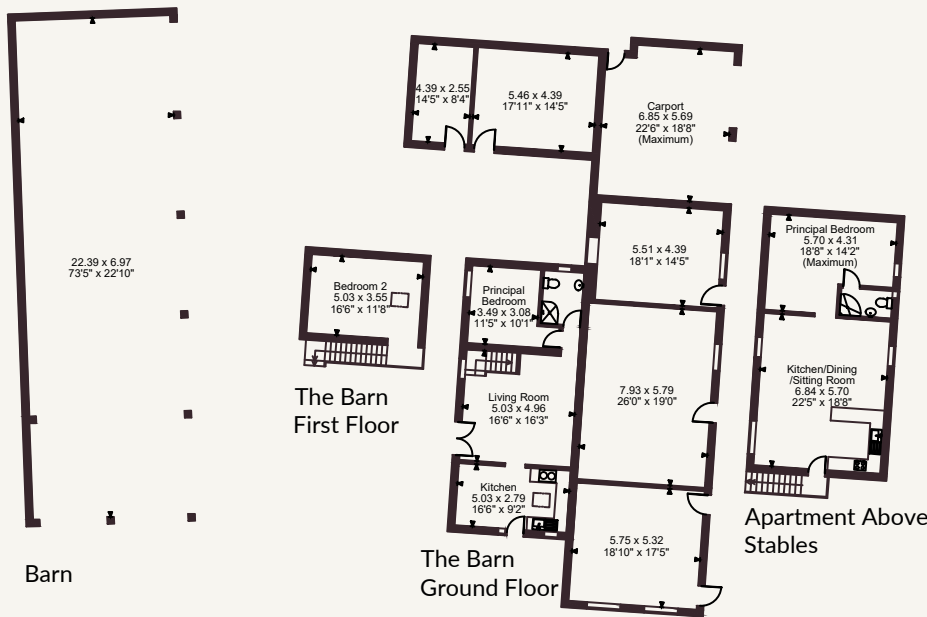


Ground Floor

First Floor



Outbuilding



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## Cheshire & North Wales

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