



PHEASANT COTTAGE
PENYFFORDD, NR CHESTER

JACKSON-STOPS 

**PHEASANT COTTAGE, LOWER MOUNTAIN ROAD,
PENYFFORDD, FLINTSHIRE, CH4 0EX**

APPROXIMATE GROSS INTERNAL AREA: 1,844.34 SQ FT / 171.34 SQ M

A WELL APPOINTED AND FULLY
MODERNISED FAMILY HOME ADJOINING
OPEN COUNTRYSIDE AND CONVENIENT FOR
CHESTER



DISTANCES

MOLD - 6 MILES
CHESTER - 7.5 MILES
WREXHAM - 8 MILES
LIVERPOOL - 30 MILES
MANCHESTER - 49 MILES
(DISTANCES APPROXIMATE)

FEATURES

- Open plan Kitchen with Dining Room
- Cloakroom/w.c.
- Lounge
- Snug
- Utility Room
- Master Bedroom with en-suite Bathroom & Dressing Room
- 3 further Bedrooms (1 en-suite)
- Family Bathroom

OUTSIDE

- Shared Tree Lined Drive
- Parking & Turning Area
- Lawned Garden
- 2 Car Garage

LOCATION

Pheasant Cottage occupies a rural position just beyond Penyffordd being some 6 miles to the east of Mold and just 7.5 miles to the west of Chester. Despite the rural setting Pheasant Cottage is convenient for the villages of Penyffordd & Higher Kinnerton which cater for everyday needs with mini-supermarket, general store, post office, church, pharmacy, veterinary practice and several pubs. Mold town centre with its wide High Street lined by period buildings and an attractive church offers a good selection of shops, banks and supermarkets whilst the nearby walled city of Chester and county town offers a more comprehensive range of services complemented by out-of-town retail parks at Broughton and the Cheshire Oaks outlet village at Ellesmere Port.

Schooling is well provided for with state primary and secondary education locally complemented by private schools including the King's & Queen's in Chester and Abbeygate College at Saighton. On the recreational front there are rugby, football & cricket clubs locally, indoor tennis centre at Wrexham and golf





courses at Padeswood and Chester, Curzon Park. Likewise, the nearby Loggerheads Country Park and Moel Famau offer extensive walking, cycling and running through attractive countryside whilst the Snowdonia National Park and North Wales coastal resorts are extremely accessible via the A55 Expressway. For the equestrian enthusiasts there is horse racing at Chester & Bangor-on-Dee, fishing and sailing on the river Dee and numerous tourist attractions and visitor centres within daily travelling distance.

COMMUNICATIONS

Pheasant Cottage benefits from excellent communications being extremely accessible for the A55 Expressway allowing for ease of travel along the North Wales coast and to Chester. The Chester Business Park, Wrexham Industrial Estate and Deeside Industrial Park are all within daily commuting distance. Beyond Chester the A55 connects with the M53 and M56 Motorways accessing Liverpool and Manchester which are both served by international airports and for travel to London there is a 2-hour inter-city rail service from Chester to Euston.

DESCRIPTION

Pheasant Cottage is approached via a long tree lined drive which extends into a courtyard with parking and turning area in front of a double garage. Despite being attached to the rear to the neighbouring property, Pheasant Fields, it is completely independent with private garden and terrace seating area to the front. Pheasant Cottage is constructed of brick and concrete block with white painted rendered elevations beneath a slate roof. It has been fully modernised and finished to a high specification with oak doors, oak skirting's and architraves, brushed steel electrical fittings and an abundance of television & USB points. The property has the benefit of double glazed windows, oil central heating with underfloor heating throughout the ground floor, pressurised hot water system, EPC rating of B, smoke detectors and sprinkler system which is all compliant for lettings.

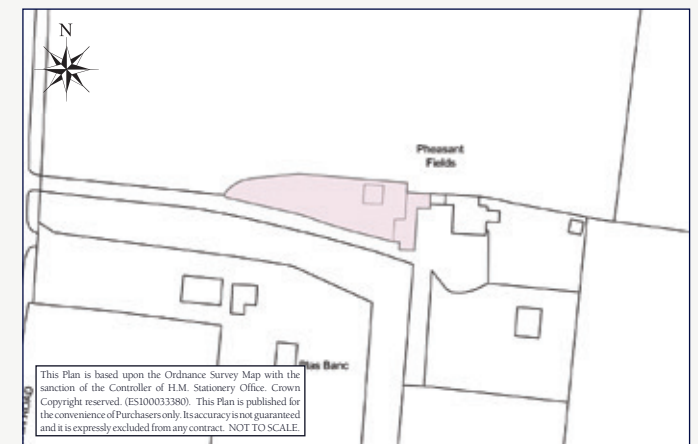




The front door opens into an open plan kitchen with linked dining room to the side of the central staircase. The fitted kitchen has oak lined units finished in an ivory colour with wall and base units under quartz work surfaces including a central island unit incorporating a breakfast bar. The kitchen has a ceramic Belfast style sink and the appliances include a Smeg electric oven, induction hob, extractor and integrated dishwasher. The floor covering is vinyl which extends into the dining room and throughout the ground floor. Off the kitchen within the entrance hall adjacent to the stairs is a cloakroom with low flush w.c. and pedestal hand basin. Beside the stairs is an opening to the dining room with a corridor returning

beneath the stairs with housekeeper's cupboard which also houses the underfloor heating manifolds. Beyond the dining room is a lounge and snug which are inter-connecting rooms. The lounge has bi-folding French doors opening onto a terrace and a fitted Gazco fire with multiple settings & mood lighting. At the far end of the property and accessed from the kitchen is a fitted utility room/back porch with wall and base units finished in an ivory colour beneath quartz work surfaces incorporating a Franke sink with drainer, plumbing for washing machine & tumble dryer and a Worcester Bosch oil fired boiler.

The first floor accommodation is accessed via an open staircase with glazed panelling to either side beneath an oak hand rail which leads to a long landing with 3 Keylight windows. Bedroom 2 is a double room with vaulted ceiling incorporating a dormer window with bench seating and storage below. Within the bedroom is a walk-in dressing room with hanging rails, shelving and drawers and a separate en-suite shower room with bathroom panelling to the walls, shower with glazed screen, low flush w.c., built in hand basin with cupboards below, heated towel and mirror with sensor lighting. Bedrooms 3 and 4 are served by a family bathroom and both have dormer windows and built in wardrobes. The family bathroom has a panelled bath with shower fitting, low flush w.c., pedestal hand basin, heated towel rail, mirror with sensor lighting and the walls are lined with a quartz effect bathroom panelling. Bedroom 1 is a double bedroom with exposed beams, dressing area with built in wardrobes and drawers and beyond which is an en-suite bathroom having panelled bath with shower unit above, low flush w.c., built in hand basin with cupboards & mirror, heated towel rail and marble effect bathroom panelling to the walls. A separate cupboard within the bathroom houses the pressurised hot water cylinder.



OUTSIDE

To the front of Pheasant Cottage is a stone flagged seating & barbeque area with raised wooden beds planted up with Lavender, Iris and Choisya. The garden is enclosed by trellis fencing dividing it from the gravelled courtyard flanked by a double garage. The garage is constructed of brick and slate with an electric up and over roller shutter door, concrete floor and Rolec electric car charging point.

PROPERTY INFORMATION

Address: Pheasant Cottage, Lower Mountain Road, Penyffordd, Flintshire, CH4 0EX.

Tenure: Freehold with vacant possession.

Services: ains electricity and water. Private drainage. Oil central heating. Cat 6 Cabling. Fibre to the premises Broadband connection.

Local Authority: Flintshire County Council -
T: 01352 752121

Council Tax:

Tax Band B: £1,843.53 payable 2026/27.

Viewing: By appointment via Jackson-Stops Chester Office -
T: 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

Directions: From Chester travel west on the A55 Expressway passing the Broughton Retail Park and exit at the next junction signposted Higher Kinnerton and Penyffordd. Take the second exit off the roundabout and on ascending the hill take the second turning left onto Chester Road before taking the first turning left into Lower Mountain Road. The entrance to Pheasant Cottage will be seen after approximately 300 yards on the left-hand side.

PHEASANT COTTAGE

APPROXIMATE GROSS INTERNAL AREA:
1,844.34 SQ FT / 171.34 SQ M

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.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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