

ST GEORGES HOUSE

NORTHOP COUNTRY PARK, NORTHOP, CH7 6WD

Welcome to St Georges House the house with golf course views, a triple garage and plenty of room to spread out, St George's has family living down to a fine art. With stylish interiors, a fabulous redesigned kitchen, vaulted principal suite, three further large bedrooms and beautifully landscaped gardens, this is a little special!

THE GRAND TOUR

St Georges House is a superb four-bedroom detached family home, tucked away within the sought-after Northop Country Park development built by Redrow Homes. Enjoying a peaceful position overlooking Northop Golf Course, this impressive property offers generous and versatile accommodation, beautifully presented interiors and an exceptional setting for family life.

Approached via a private road, the property is set behind a spacious tarmac driveway providing ample off-road parking and leading to a detached triple garage. The gardens wrap around the property and have been thoughtfully landscaped to create an attractive and private setting, with mature planting, established borders and well-maintained lawns. The rear garden enjoys a particularly pleasant sunny aspect, with far-reaching views across the golf course.

A welcoming reception hall creates an immediate sense of space and provides access to the principal ground-floor accommodation. The generously proportioned living room offers a comfortable and inviting place to relax, with large sliding doors to the gardens and a contemporary gas fireplace providing an attractive focal point. The separate study is fitted with bespoke 'Neville Johnson' furniture, creating an ideal home-working environment, while the formal dining room benefits from an attractive window and provides an excellent space for both family meals and entertaining.

The kitchen has been comprehensively redesigned by the current owners to create a stylish and highly practical heart of the home. Sleek high-gloss units are complemented by quality work surfaces and integrated appliances, while the substantial central island incorporates a lowered section, providing an ideal space for informal dining. The kitchen flows naturally into the sitting room, creating a sociable and versatile living space, before continuing through to the conservatory. With its extensive glazing and views over the landscaped gardens and golf course, the conservatory provides a wonderful place to enjoy





the surroundings throughout the year. A generous utility room and downstairs WC complete the ground floor.

To the first floor, the principal bedroom is a particularly impressive feature of the property. The vaulted ceiling creates a wonderful sense of volume, while the striking full-height curved window frames the far-reaching views across the surrounding landscape. The bedroom is complemented by a separate fitted dressing room with 'Neville Johnson' wardrobes and a beautifully appointed en-suite bathroom with four piece suite, creating a spacious and 'wow' principal suite.

The second bedroom is another generous king size room with fitted wardrobes and its own en-suite shower room, making it particularly well suited to visiting family or guests. Two further well-proportioned king size bedrooms are served by the spacious four-piece family bathroom. The bright first-floor landing provides access to all four bedrooms and the family bathroom, together with useful built-in storage.

Externally, the gardens have been carefully designed to provide colour, privacy and interest throughout the seasons. Mature trees, established borders and neatly maintained lawns create an attractive backdrop, while a number of seating areas provide excellent spaces in which to enjoy the sunshine and peaceful surroundings. The detached triple garage sits conveniently alongside the property, with pedestrian access to both the front driveway and rear garden.

A detailed description:

ENTRANCE HALL
Front aspect timber entrance door. Front aspect UPVC double glazed window. Curved ceiling creating a welcoming sense of space. Staircase rising to the first floor. Attractive 'Karndean' flooring. Double doors providing access to the dining room. Door to kitchen. Double doors to a useful storage cupboard. Double doors to living room. Door to study. Door to WC.

WC — 4'7" x 3'4" MAX
Front aspect UPVC double glazed obscured window. Low-level WC with concealed cistern. Wash hand basin set onto vanity unit with mixer tap. Ladder-style radiator. Tiled walls. 'Amtico' flooring. Ceiling-mounted lighting.

STUDY — 12'11" x 8'0"
Front aspect UPVC double glazed window. Bespoke 'Neville Johnson' fitted study furniture, providing an excellent home-working environment. Single-panel radiator. Coved ceiling. Ceiling-mounted light fitting.





LIVING ROOM — 21'4" x 13'4"
Side aspect UPVC double glazed windows. Rear aspect UPVC double glazed sliding doors providing access and views towards the garden. Contemporary wall-mounted fireplace creating an attractive focal point. Two double-panel radiators. Coved ceiling with decorative cornice. Two ceiling-mounted light fittings.

DINING ROOM — 13'5" x 13'5"
Front aspect UPVC double glazed window. Single-panel radiator. Coved ceiling. Wall-mounted light fittings. Generously proportioned and ideally suited to formal dining and entertaining or alternatively as a playroom.

KITCHEN — 15'8" x 13'8"
Comprehensively redesigned by the current owners and fitted with a stylish range of wall and floor-mounted high gloss kitchen units, complemented by quality Dekton work surfaces and a substantial central island incorporating a lowered area for informal dining. Double stainless steel Franke sink with mixer tap. Five-ring Neff gas hob with multi-speed extractor hood above. Integrated Neff microwave and two Neff ovens. Integrated Neff fridge and freezer. Integrated Neff dishwasher. Integrated Neff wine cooler. Recessed spotlights to ceiling. Door to utility room. Open access through to the sitting room.

UTILITY ROOM — 9'6" x 5'9"
Wall and floor-mounted units with Dekton preparation surface and inset grooves. Single Franke stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Worcester central heating boiler. Front aspect window. Rear aspect UPVC double glazed obscured glass door. Ceiling-mounted spotlights.

SITTING ROOM — 12'8" x 12'5"
Rear aspect UPVC double glazed sliding doors providing access to the conservatory and allowing an abundance of natural light. Ceiling-mounted light fitting. Coved ceiling. Double-panel radiator. Attractive and versatile additional reception space adjoining the kitchen.

CONSERVATORY — 15'5" x 12'4"
Enjoying extensive glazing and attractive views over the landscaped rear garden and Northop Golf Course. UPVC double glazed windows and doors. Excellent additional living space, providing a peaceful setting in which to enjoy the gardens and surrounding views throughout the year.

FIRST FLOOR





LANDING
Bright and spacious with access to all four bedrooms and the family bathroom. Front aspect UPVC double glazed window. Double-panel radiator. Coved ceiling. Two ceiling-mounted light fittings. Built-in storage. Doors to four bedrooms and family bathroom. Airing cupboard housing hot water cylinder.

BEDROOM ONE — 14'9" x 13'4"
A particularly impressive principal bedroom featuring a vaulted ceiling and striking full-height curved window, perfectly framing the far-reaching views across Northop Golf Course. Rear aspect UPVC double glazed glazing with an exceptional outlook. Double-panel radiator. Wall-mounted lighting. Access to the dressing room and en-suite bathroom.

DRESSING ROOM — 13'5" x 7'3"
Front aspect UPVC double glazed window. Fitted wardrobes providing excellent storage. Single-panel radiator. Coved ceiling. Recessed spotlights and wall-mounted light fitting.

BEDROOM ONE EN-SUITE — 10'2" x 7'1"
Side aspect UPVC double glazed window. Low-level WC with concealed cistern. Wash hand basin set onto vanity unit with mixer tap. Fitted mirror with shelving and lighting. Panelled bath with mixer tap. Fully tiled shower enclosure. Fully tiled walls. Amtico flooring. Ladder-style radiator. Recessed spotlights. Extractor fan.

BEDROOM TWO — 15'1" x 11'0"
Rear aspect UPVC double glazed window. Fitted wardrobes. Single-panel radiator. Coved ceiling. Ceiling-mounted light fitting. Door to en-suite shower room.

BEDROOM TWO EN-SUITE — 7'1" x 5'6"
Side aspect UPVC double glazed obscured window. Low-level WC. Pedestal wash hand basin with hot and cold taps. Fully tiled shower enclosure. Fully tiled walls. Amtico flooring. Single-panel radiator. Ceiling-mounted light fitting. Extractor fan.

BEDROOM THREE — 13'7" x 11'1"
Front aspect UPVC double glazed window. Fitted wardrobe. Single-panel radiator. Coved ceiling. Ceiling-mounted light fitting.

BEDROOM FOUR — 14'5" x 13'6"
Rear aspect UPVC double glazed window. Fitted wardrobe. Single-panel radiator. Coved ceiling. Ceiling-mounted light fitting.





FAMILY BATHROOM - 9'8" x 6'4"
Front aspect UPVC double glazed obscured window. Low-level WC. Panelled bath with mixer tap. Fully tiled shower enclosure. Pedestal wash hand basin with hot and cold taps. Double-panel radiator. Fully tiled walls and flooring. Ceiling lighting. Extractor fan.

EXTERNAL
The property is approached via a private road and is set behind a spacious tarmac driveway providing ample off-road parking for a number of vehicles. The front garden is attractively landscaped with mature hedging, established lawns and planting, providing an attractive and private approach to the house. The driveway also provides access to the detached triple garage.

A beautifully landscaped rear garden offering excellent levels of privacy and seclusion, with a sunny aspect and far-reaching views across Northop Golf Course. The garden is predominantly laid to lawn with mature trees, established borders, hedging and landscaped areas creating a number of distinct seating and entertaining spaces. A patio extends across the rear of the property, providing an ideal area for outdoor dining and relaxation. Pedestrian access is available from the driveway.

TRIPLE GARAGE — 27'4" x 20'0"
Detached triple garage with two electrically operated up-and-over doors and one manually operated up-and-over door. Side aspect pedestrian door. Side aspect UPVC double glazed window. Electric power and lighting. Convenient pedestrian access to the front driveway and rear garden.





WHAT3WORDS ///
HEMS.SIGNED.TASTY.

TENURE
We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX
Council Tax Band 'I' - Flintshire

ENERGY PERFORMANCE RATING
Banded a ‘C’

SERVICES
We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only
- The property benefits from new UPVC double glazed windows and doors throughout.
- Residents benefit from a 20% discount on Northop Country Park Golf Club membership
- The annual management contribution is currently understood to be approximately £500per annum and contributes towards the maintenance of communal areas and long-term reserve funds
- For sale by Private Treaty

The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps - ultra fast (data taken from checker.ofcom.org.uk on 26/08/2026). Current mobile coverage (data taken from checker.ofcom.org.uk on 26/08/2026 EE - 79%. 3 - 73% O2 Vodaphone - 72%. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

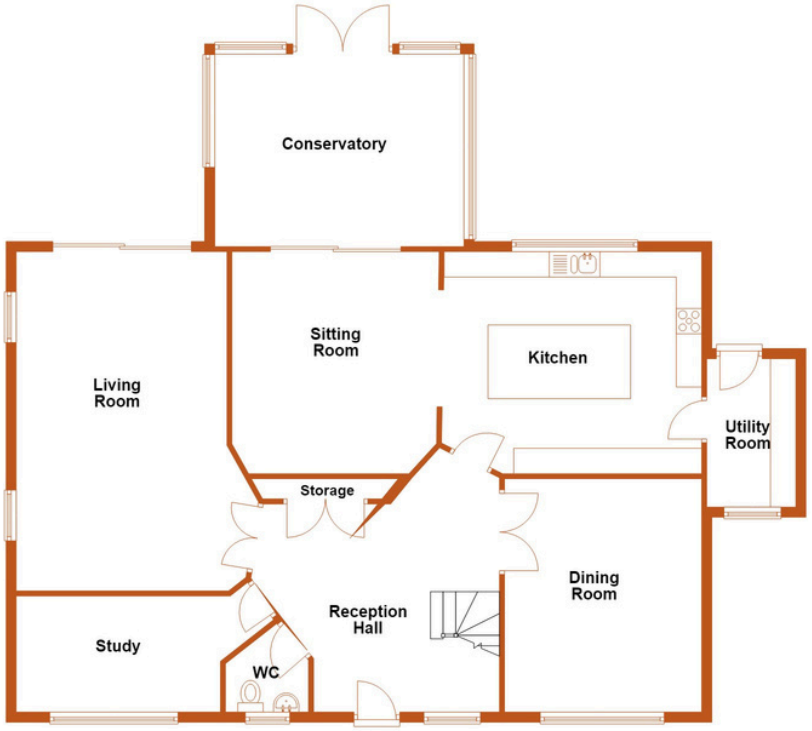
AML (Anti Money Laundering)
At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.





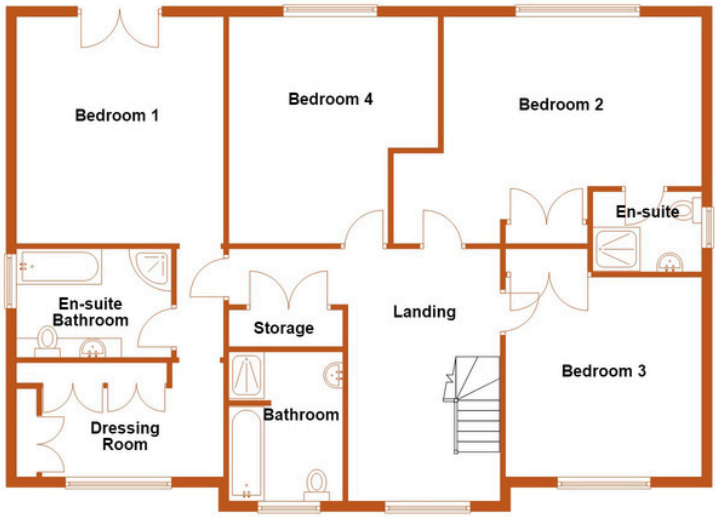
Ground Floor

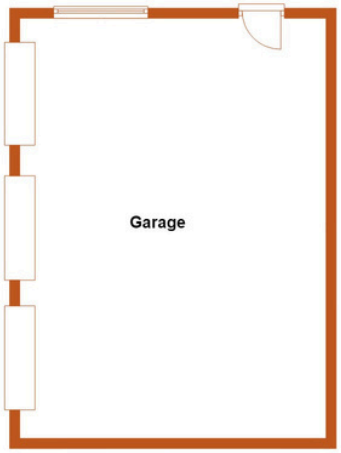
Approx. 196.6 sq. metres (2116.2 sq. feet)



First Floor

Approx. 125.1 sq. metres (1346.6 sq. feet)





Total area: approx. 321.7 sq. metres (3462.8 sq. feet)

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