



**PENTRE GWYSANEY FARM**  
RHYDYMWYN, NR MOLD

**JACKSON-STOPS** 



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## PENTRE GWYSANEY FARM RHYDYMWYN, NR MOLD

APPROX NET INTERNAL FLOOR AREA: 4472 SQ FT / 415.45 SQ M

A SUPERBLY RESTORED GEORGIAN FORMER FARMHOUSE PROVIDING SPACIOUS AND ADAPTABLE ACCOMMODATION OCCUPYING A RURAL YET CONVENIENT LOCATION WITH EXTENSIVE GARAGING, OUTBUILDINGS WITH POTENTIAL AND LAND EXTENDING TO APPROXIMATELY 6.5 ACRES



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### DISTANCES

MOLD 2½ MILES  
M56 12 MILES  
CHESTER 14 MILES  
LIVERPOOL 24 MILES  
(DISTANCES APPROXIMATE)

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### GROUND FLOOR

- Entrance Hall
- Fitted Kitchen with Breakfast area
- Utility with boiler and shower rooms off
- Lounge
- Sitting Room

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### FIRST FLOOR

- Master Suite comprising Double Bedroom with En-suite Shower Room
- 3 Further Double Bedrooms
- Study
- 3 Bath/Shower Rooms (2 En-suite)

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### OUTSIDE

- Detached Double Garage and 2 Single Garages
- Open fronted Barn
- Gardens with patio
- Pasture
- In all approximately 6.67 acres (2.70 ha)



## LOCATION

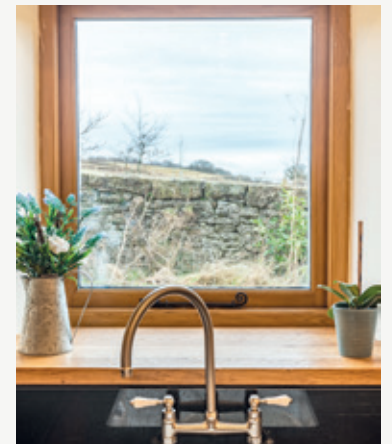
Pentre Gwysaney Farm occupies a rural location adjoining open countryside at the rear some 2 miles from the market town of Mold which offers a comprehensive range of high street shops, coffee shops, restaurants, doctors' and dentists' surgeries, and also the historic town of Ruthin with its host of independent retailers and eateries which is less than 10 miles away.

The walled city of Chester offers a more comprehensive range of services together with several out of town retail parks, and can be reached in around 20 minutes. Schooling is well provided for locally with excellent state primary and secondary education in Mold, complemented by private schools in Ruthin, Oswestry and Chester.

On the recreational front there are rugby, football, cricket and tennis clubs nearby together with the renowned Mold Golf Club. Directly from the property are wonderful opportunities for walking, cycling and running through stunning countryside including Loggerheads Country Park and Moel Famau.

## 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

Pentre Gwysaney Farm is a charming former farmhouse which was formerly part of the nearby Gwysaney Hall Estate. Since 2012 the property has been subject to a comprehensive scheme of renovation and remodeling by the present owners after the farmhouse had fallen into disrepair. The restoration has been sensitive to the property's character, history and surrounding, now providing a superb family home with land and buildings occupying a convenient location close to Mold.

The house is built of an attractive mellow stone beneath a slate roof, with a mixture of oak framed and powder coated aluminum windows. The heating system is served by an oil fired boiler, supporting under floor heating to the ground floor with a conventional radiators upstairs. The building has also been re-roofed and re-wired, and is well insulated providing an economically efficient home.

The ground floor comprises a superbly fitted kitchen with Rangemaster oven and electric hob, integrated dishwasher and polished granite work surfaces together with plenty of cupboard and drawer space. To the rear is a useful utility room off which is the boiler room and a shower room. In the centre of the house is a lovely large hall with impressive turned oak staircase, wood burner within the fireplace and feature picture window off which are two reception rooms, one with deep fireplace housing a wood burner.

At first floor level the accommodation is as comprehensive with four double bedrooms, a study and three bath/shower rooms, two of which are en-suite. Indeed, one end of the building and both floors can be used as a partially self contained wing as the sitting room has an independent access to outside and staircase to the first floor.







## OUTSIDE

Pentre Gwysaney Farm stands in a maturing garden setting, approached via a long drive and adjoining fields at the side and rear. The drive passes through the field and sweeps around to a parking area at the rear, beside which is the garaging. There is a detached garage of stone and block construction (19'6" x 19'2") with 2 up and over doors, side courtesy door and fitted kitchen units providing useful storage complimented by ample loft space above and 2 velux windows. Adjacent are two single garages (17'3" x 10'2" and 18'04" x 12'47") one with a flat roof the other being pitched.

Steps lead down to the house against which is a flagged patio and which is beside an area of lawn. A path leads around to the front of the house where there is further parking and an additional vehicular access to the road with double gates. To the side is a yard and the barn (65' x 24' approx.) built of block, brick elevations with some steel and timber frame beneath a slate roof. It provides fantastic storage and also offers potential for conversion subject to the availability of planning permission. Attached to the end of the barn is a stable and store.

The remainder of the land is down to grass and is slightly raised above the immediate garden. There is a reasonably level area of grazing which then rises, sloping to the rear northerly boundary. The land is in part suitable for grazing horses and otherwise sheep, and is sub-divided into two enclosures.







## DIRECTIONS

Proceed out of Mold on the A541 Mold-Denbigh Road. The property will be found on the right hand side after approximately 2 miles.

## PROPERTY INFORMATION

**Address:** Pentre Gwysaney Farm, Denbigh Road, Rhydymwyn, Mold, Denbighshire, CH7 5HE.

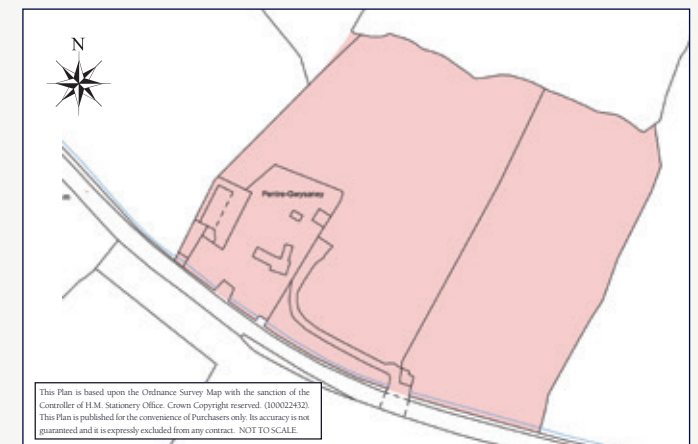
**Services:** Mains water and electricity. Oil central heating. Private tank drainage (septic tank). Broadband connection available.

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

**Local Authority:** Flintshire County Council. Tel: 01352 752 121

**Council Tax:** Band E - £2,219.00 payable 2022/23.

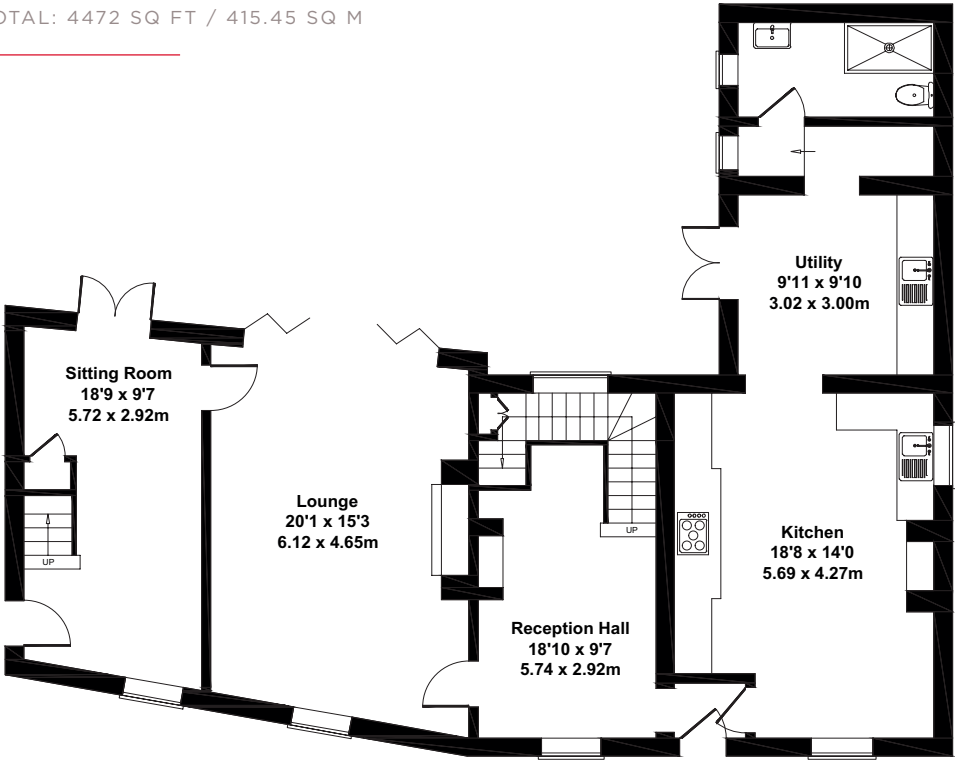
**Viewing:** Only by appointment with Jackson-Stops Chester office, Tel; 01244 328 361.



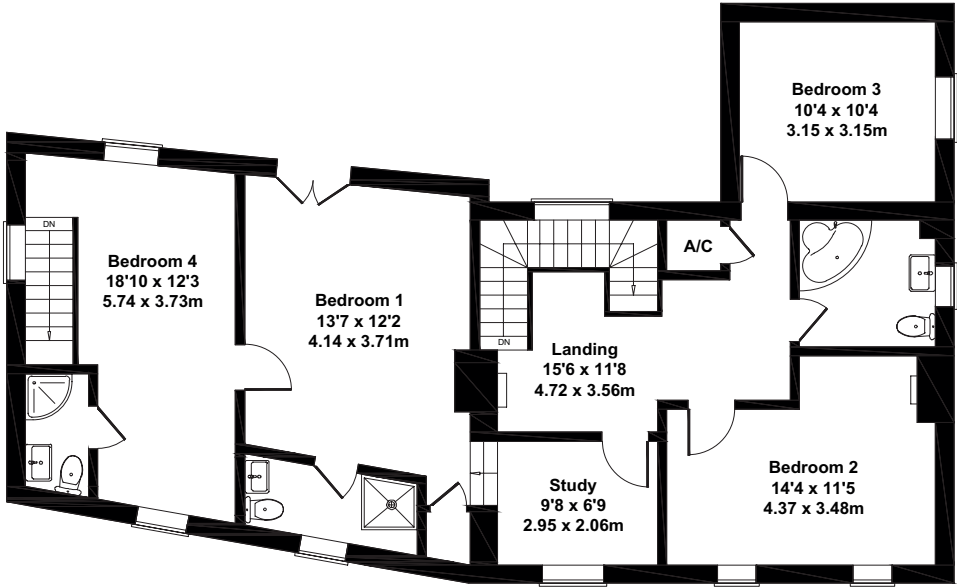
# **PENTRE GWYSANEY FARM RHYDYMWYN, NR MOLD**

APPROXIMATE GROSS INTERNAL AREA  
HOUSE: 2194 SQ FT / 203.82 SQ M  
OUTBUILDINGS: 2278 SQ FT / 211.63 SQ M  
TOTAL: 4472 SQ FT / 415.45 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.



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.





CHESTER

01244 328361

[chester@jackson-stops.co.uk](mailto:chester@jackson-stops.co.uk)

[jackson-stops.co.uk](http://jackson-stops.co.uk)



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