



Glan Llyn Farmhouse  
Mold | Denbighshire



LARCH  
PROPERTY







# Glan Llyn Farmhouse

Pant Du Road, Eryrs  
Mold, Denbighshire, CH7 4DD

A wonderful, four-bedroom farmhouse, with detached two-bedroom cottage, with successful holiday lettings business and equestrian facilities, ring fenced by circa 7.5 acres.

- Fully modernised farmhouse with many original features
- 4-bedrooms all with ensuite shower rooms
- Open plan kitchen, breakfast room, living room
- Rear entrance door with large utility, laundry, pantry and cloakroom/WC
- Detached two-bedroom holiday cottage with ensuite shower rooms, open plan living/kitchen area with log burner & rear patio area with room for hot tub
- Garage/workshop & tack room
- 10 stables within a courtyard (P.P. granted for a change of use to a café)
- 20m x 40m sand & rubber manege with post and rail fenced perimeter
- Solar PV (with annual payment) & solar evacuated tubes
- Super-Fast Broadband & CCTV
- Super energy efficient houses; EPC house B, Cottage C
- Large field shelter & corral area on all-weather hardstanding
- Approx. 7.5 acres

## APPROXIMATE DISTANCES IN MILES

Mold 4m | Ruthin 7m | Wrexham 11m  
Chester 16m | Liverpool 27m | Manchester 53m





## DESCRIPTION

Website: [www.guestinourhouse.co.uk](http://www.guestinourhouse.co.uk)

Glan Llyn Farmhouse is a period farmhouse with much character and charm, with exposed beams and stonework, yet benefits from numerous modern energy saving systems, such as exterior wall insulation, air source heat pump powering underfloor heating and there is also solar water heating. The house is a wonderful home that is also being run as a successful B&B business, alongside the detached 2-bedroom cottage as a separate holiday let.

The main house has a central hallway with cloakroom/WC and stairs to the first floor. The living room has a stone fireplace with large stone hearth and log burning stove within (which has provision to assist the central heating and hot water with a back boiler if required). There are exposed stone walls and tiled floors, with a large opening through to the kitchen breakfast room, which enjoys a fabulous view over the property's own land and countryside beyond. A rear terrace can be accessed via large glass sliding doors off the kitchen breakfast room, giving an additional alfresco dining space which has a six-meter electric awning over it. The kitchen has contemporary high gloss units with a large, tiled worktop, inset sink and space for dishwasher. There is an electric oven and hob, along with the Italian designed solid fuel '*Demanicor*' oven and hob with a bespoke extractor above providing the kitchen with a unique focal point.

Leading from the hall, there is a ground floor guest double bedroom with ensuite shower room which benefits from dual aspect views over the gardens. To complete the ground floor there is a large laundry and utility rooms with entrance to the side of the property.

The first floor has a huge principal suite with double bedroom that has a large living room with wood burner and a walk-in wardrobe/dressing room. The bedroom has floor to ceiling windows that fully capitalise on the breathtaking rural views enjoyed by the small Juliet balcony accessed via French doors.







The ensuite bathroom has a large bath and separate shower area with modern fittings. There are two further ensuite double bedrooms, all with lovely views. All of the showers throughout the property are powerful 'Aqualisa Quartz Digital' technology showers and have been tiled throughout, creating a wet room for each shower room.

### THE COTTAGE

This delightful cottage has been run as a successful holiday let and has provided the current vendors good income for many years, with many repeat bookings. The detached two-bedroom stone cottage has lots of character and charm. The front door takes you straight into the central open plan living kitchen area with access to the two double bedrooms to either side, both with lovely modern ensuite shower rooms. From the living kitchen area, there is a rear door out to a stone terrace with space and plumbing for a timber clad solid fuel hot tub for guests to enjoy (available by separate negotiation), all of which overlooks the gardens with breathtaking views behind.

### GARDENS & GROUNDS

The long, tarmacked post and railed drive, with paddocks flanking both sides, leads up to the front of the house and cottage. There is a large parking area for several vehicles with access to the range of outbuildings.





The delightful gardens warp around three elevations of the house, with the wide rear terrace benefiting from an electric awning, accessed from the kitchen/dining room.

The garage building has a sliding door into a workshop and onto the boiler room with solid fuel burner and 1000 litre water tank heat store. Off the boiler room is a large storage area with tack room and rear entrance door out towards the stable yard and outside toilet.

The stable yard consists of 10 stables with a concrete central courtyard and feed room with rear access door onto the tack room in the garage. There is water and power to the stables and has CCTV coverage. The stable yard has had planning permission granted for a commercial café premises. To the front of the stable yard there is a muck trailer ramp and gate to one of the several paddocks and access to the manege.

Between the stable yard and the garage is a two-bedroom static caravan with electric, water and drainage connected with an LPG central heating and hot water system. There is a useful field shelter with water and power connected and onto an all-weather frontage and hay feeder area for winter turnout having a further access onto a paddock. The manege measures approximately 20m x 40m and has a sand and plastic granular mixed surface with post and rail fence perimeter and an access gate at either end.

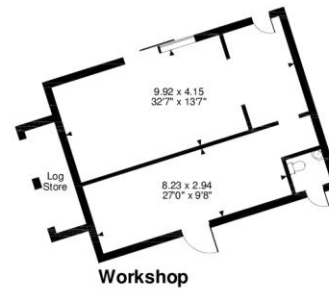
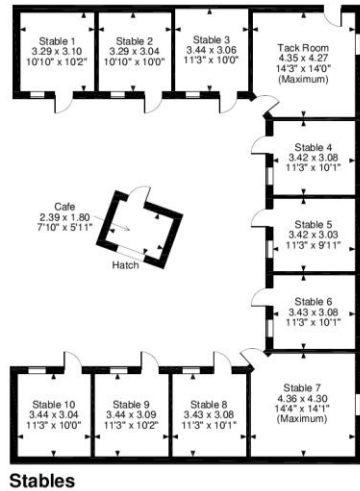
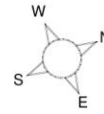
The vendors have used a kiosk and 'White Pavillion' gazebo (available by separate negotiation) for ice cream sales, there is an artificial grass area under the gazebo with picnic tables which has proven popular over the summer months.

The property has several well-kept paddocks with both stock and post and rail timber fencing. There is water connected to the paddocks inside the field shelter, in the main stable block and in the rear paddock.





**Glan Llyn Farmhouse, Pant Du Road, Mold**  
**Approximate Gross Internal Area**  
**Main House = 1992 Sq Ft/185 Sq M**  
**Workshop = 773 Sq Ft/72 Sq M**  
**Stables = 1833 Sq Ft/170 Sq M**  
**Cottage = 538 Sq Ft/50 Sq M**  
 Quoted Area Excludes 'External Log Store'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

Glan Llyn Farmhouse enjoys a fabulous rural position, providing a lovely private and tranquil setting. The house enjoys a high degree of privacy and far-reaching rural views of what looks like will be the latest Welsh National Park. There is access onto the Clwydian Way for those who enjoy the outdoors with the Clwydian range of hills just 8 miles away and only 5 miles to the Moel Famau which has various biking and bridle paths. The property is ideally suited to those who love and appreciate beautiful rural countryside on their doorstep. The house enjoys the best of both worlds with the stunning rural setting yet is only 4 miles from all the thriving market town of Mold. The house is also less than half an hour from the historical town of Chester and one hour from Liverpool and Manchester, benefitting from excellent links to the northwest cities and within easy reach to London via train (2hrs from Chester) when required.

There is local primary and secondary state schooling at the nearby Mold and Ruthin. There is also well-respected private schooling at Ruthin School, King's and Queen's in Chester, Moreton Hall in Oswestry and Shrewsbury School.

## PROPERTY INFORMATION

**Tenure:** Freehold

### Agents notes:

- The neighbouring property, Tan Y Graig, has a right of way over the access drive owned by Glan Llyn Farmhouse however this is a secondary access for this party so is rarely used
- The planning permission for the café, application number:- 21/2014/1347/PF runs out on 4<sup>th</sup> March 2025
- Letting business figures available by request to interested parties only
- Photography was undertaken in 2020



### Services:

- The house is heated by a Mitsubishi air source heat pump with under floor heating throughout, with wood burner in the living room. The Cottage has solid fuel central heating and hot water system, with underfloor heating throughout
- Solar evacuated tubes for additional hot water to the main house
- Private drainage via a septic tank for each property
- Mains water and electricity
- Solar PV that feeds into the property, with an annual payment of approximately £750.00
- Super-Fast Fibre Broadband
- CCTV (12 camera system)

### Energy Performance Certificates

Farmhouse - EPC rating B

Cottage – EPC rating C

### Local Authority

Denbighshire County Council - [www.denbighshire.gov.uk](http://www.denbighshire.gov.uk)

Tax Band – D (2024/25 - £2,070)

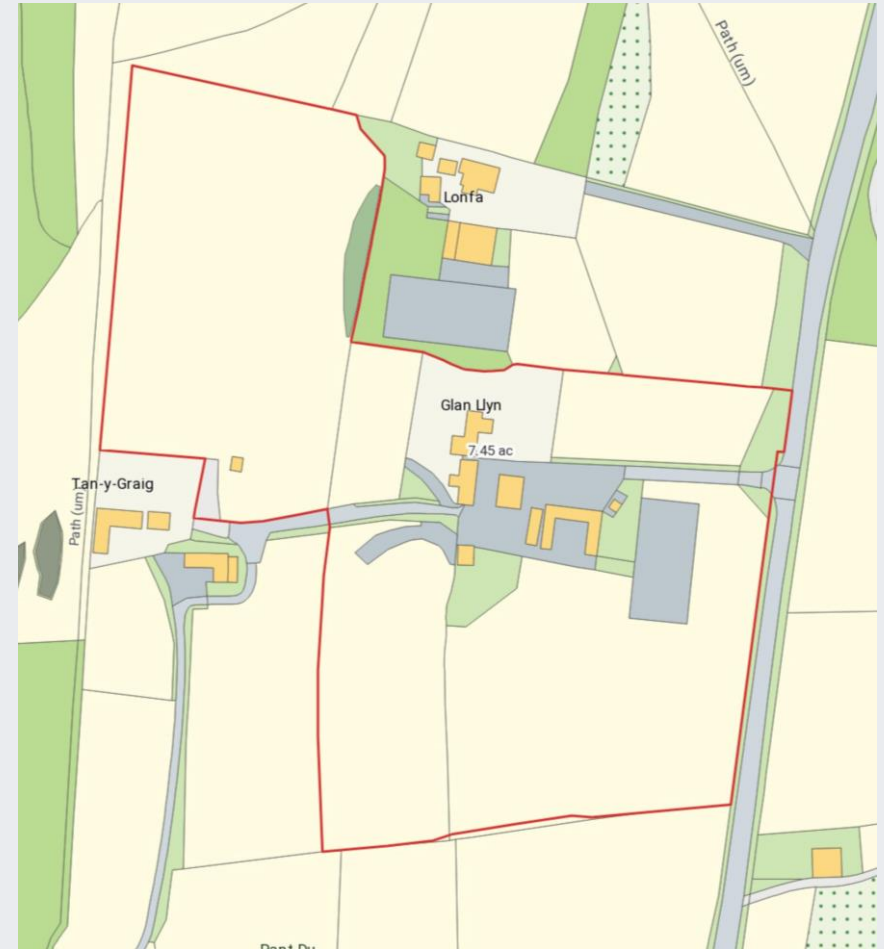
Business Rates:- at present 100% small business rates relief

### Directions

What three words: horseshoe.obey.minute

Please note: The post code is not specifically accurate, please follow what three words.

From the Mold Bypass A494, follow the B5444 from Bromfield Roundabout towards Mold. Take the second left signposted Nercwys & Business Park. Follow this road under the bypass and then take the next right onto Nercwys Road. Follow this road for approximately 3 miles and the property will be found on your right-hand side where you will also see a Larch Property For Sale sign.



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