



WHITE HORSE FARM, Trelogan, Flintshire CH8 9BD

**PETER LARGE**  
*The Plum Collection*



WHITE HORSE FARM  
TRELOGAN  
FLINTSHIRE  
CH8 9BD

This stunning detached stone built country residence which dates back to the 1700's with every modern day refinement, triple garage and paddock.

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Residential

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**DESCRIPTION** This stunning detached stone built country residence dates back to the 1700's. It has been modernised by the current owners to provide a home of quality with every modern day refinement to include an ensuite bedroom, spacious reception rooms, country style kitchen with dining area, laundry room, cloakroom and boot room for the busy family. Standing in just under an acre with a sweeping driveway to a Triple Detached Garage, adjoining paddock, landscaped gardens, oil fired heating and the additional benefit of solar panels. Internal viewing is highly recommended for the quality of finish to be fully appreciated. The property stands on the outer confines of the village of Trelogan boasts a primary school with the A55 Expressway being accessible approximately four miles away at Caerwys making commuting possible to Chester and all North Wales coastal towns and beyond. The main town of Prestatyn with its retail park, busy High Street, main line railway, champion links golf course and stretches of award winning beaches are only a few minutes drive away. There are a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester.

Timber Entrance door into

**ENTRANCE VESTIBULE** With a beam ceiling, stone flagged floor, double glazed window, timber and stain glass door into

**ENTRANCE HALL** With timber flooring, beam ceiling, radiator with timber mantel, power points and timber door into:-

**KITCHEN/DINER** Having an extensive range of cream fronted country style base cupboards and drawers with matching wall units, woodblock worktop surface, enamel sink with mixer tap over, double glazed sash window to the front elevation takes full advantage of the superb countryside views, void for an 'American' style fridge with storage surrounding and wine rack above, 'Rangemaster' oven with five ring hob, tiled splashback and exposed stone wall with timber mantel over, integrated dishwasher with matching front decor panel, central island with granite worktop surface and base cupboards beneath and basket storage, timber flooring, space for a large family dining table, double glazed 'French' doors with glazed side panels giving an outlook and access to the rear garden and patio, 'Victorian' style radiator and a feature cast iron wood burning stove set into a stone fireplace with hearth.

**LAUNDRY ROOM** Having a range of storage cupboards with integrated fridge and freezer, plumbing for automatic washing machine, built-in dehumidifier, heated clothes rail, exposed stone wall to part, timber effect worktop surface, open shelving, beam ceiling, power points, double glazed window and a tiled floor.

**SITTING ROOM** Having a feature cast iron wood burning stove set into a stone fireplace on a raised slate hearth, built-in cupboard to recess, inset spotlighting, radiator, power points, built-in sound system, double glazed sash window to the front elevation with views across open countryside.

**INNER HALLWAY** With a tiled floor, inset spotlighting, beam ceiling, part exposed stone wall, double glazed windows overlooking the rear patio and a stable style door giving access to the rear garden.

**SECOND SITTING ROOM** Having 'French' doors giving access to the rear garden, a range of fitted storage cupboards with timber display mantle over, open shelving, inset spotlighting, coved ceiling, panelled walls to dado height, radiator with cover, power points, laminate wood effect flooring with a feature exposed stone.

**SPACIOUS LOUNGE** Having bi-fold doors to two elevations taking full advantage of the views and access to the rear garden, modern log burning stove, laminate wood effect flooring, exposed stone wall to part, inset spotlighting and modern radiator.

**BOOT ROOM** Having a stable style door giving access to the rear garden and patio, uPVC double glazed windows to the rear elevation, inset stainless steel double sink with mixer tap over and cupboards beneath with a timber worktop surface, delph rack, continuation of the tiled floor, coat and shoe storage.

**CLOAKROOM** Having a two piece suite in white comprising low flush w.c., pedestal wash hand basin, tiled floor, inset spotlighting, obscure glazed window and part timber panelled walls.

Staircase from the Kitchen/Diner rises up to the First Floor Accommodation and Landing with a double glazed window to the rear elevation, power point and some exposed ceiling timbers.

**BEDROOM ONE** Having a double glazed sash window with built-in window seat enjoying the superb views over open countryside towards the coast and Blackpool on a clear day, radiator, ornate fireplace and power points.

**BEDROOM TWO** With two built-in wardrobes having timber doors, double glazed sash window with built-in window seat to the front elevation enjoying stunning panoramic views, radiator, ornate fireplace, laminate wood effect flooring and power points.

**BEDROOM THREE** Having a double glazed window to the side elevation enjoying views over the garden and adjoining paddock, ornamental fireplace, power points and radiator.

**BEDROOM FOUR** Having a built-in storage cupboard, radiator, power points, double glazed window with window seat overlooking the rear garden and adjoining woodland.

**FAMILY BATHROOM** Having a three piece suite in white, comprising tongue and groove panelled bath with shower over and splash screen, low flush w.c., pedestal wash hand basin, 'Victorian' style radiator, tongue and groove clad walls to dado height, inset spotlighting, laminate wood effect flooring, part tiled walls and an obscure glazed window.

From the Landing there is a second staircase to the second floor:-

**BEDROOM FIVE** With exposed ceiling timbers, two 'Velux' style windows, inset spotlighting, power points, built-in wardrobes to the eaves area with mirror fronted sliding doors.

**ENSUITE** With a large walk-in shower cubicle with glass screen and tiled walls, feature wash hand basin set onto a timber worktop with storage beneath, low flush w.c., 'Victorian' style radiator with towel rail, inset spotlighting, part exposed ceiling timbers and timber effect flooring.

**OUTSIDE** The property is approached over a sweeping gravelled driveway which provides off road parking for several vehicles with turning point and access to a **DETACHED TRIPLE GARAGE** with three double side opening doors, personnel door to side with power and light installed. The gardens to front are mainly laid to lawn bounded by hedging, fencing and some stone

walling. Having a variety of mature trees providing privacy with outside **STORE**. A five bar timber gate gives access from the driveway to an adjoining **PADDOCK** ideal for a small pony, bounded by fencing and some stone walling. The rear gardens are landscaped with Indian stone flagged paving providing various seating areas around the property so the sun or shade can be enjoyed whilst enjoying alfresco dining with a built-in pizza oven, ornate pond and outside lighting. Steps lead up to a tiered lawn garden with the oil storage tank and a further access to the adjoining paddock. Timber gates to the side of the property lead to a bin storage area with log store and the oil fired boiler serving the domestic hot water and heating system.

**SERVICES** Mains electric is believed available or connected to the property with oil fired heating, water meter and drainage is by way of a sewage treatment plant (which is shared with the neighbouring property). The property also benefits from Solar Panels. All services and appliances are not tested by the Selling Agent.

**DIRECTIONS** From the Prestatyn office proceed to the village of Gronant and continue up Llanasa Road to the t-junction turning right and immediate left into Glan Yr Afon, take the first right and continue into the village of Trelogan. At the crossroads turn left and continue for approximately a quarter of a mile and the property will be seen on the right hand side by way of a 'For Sale' sign.

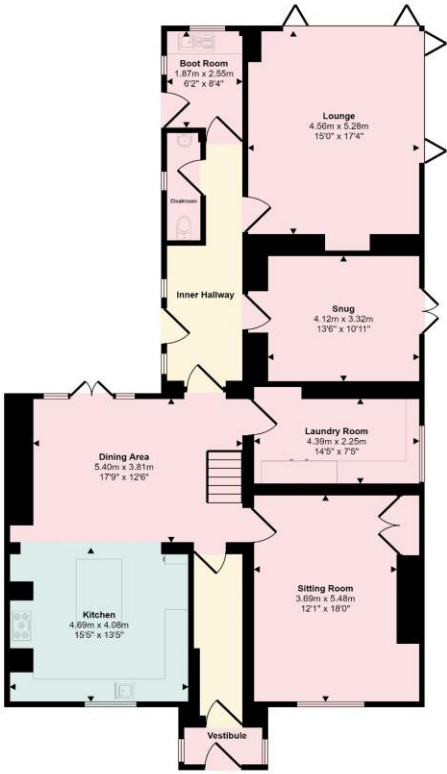
**COUNCIL TAX BAND – G**

**FLINTSHIRE COUNTY COUNCIL**

**TENURE – FREEHOLD**

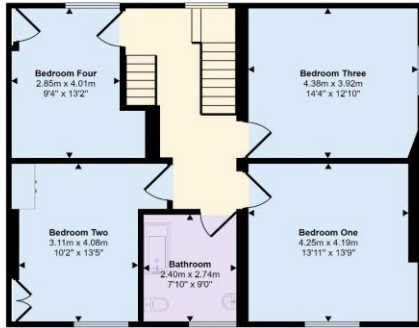
**EPC – C**

Approx Gross Internal Area  
293 sq m / 3047 sq ft

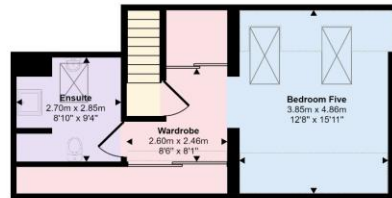


Ground Floor  
Approx 152 sq m / 1637 sq ft

Denotes head height below 1.5m



First Floor  
Approx 87 sq m / 938 sq ft



Second Floor  
Approx 44 sq m / 472 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008**

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