

## The Coach House Gallfaenan, Trefnant, Denbighshire, LL16 5AG

**£595,000**

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EPC - F29

Council Tax Band - H Tenure - Freehold

# SUMMARY

Situated in the grounds of Gallfaenan Hall, this stunningly transformed Coach House offers an ideal retreat located between Henllan and Trefnant. Overflowing with character, the property boasts a flexible layout with a primary four-bedroom residence and an adjoining two-bedroom annex, where renovation had started, but now needs finishing, perfect for accommodating extended family or guests.

The meticulously landscaped gardens provide a serene backdrop, and even a collection of outbuildings and stables for added functionality. The property's private entrance, accessible from the main lane, leads to a generous parking area within its secure gated grounds, offering both privacy and convenience. EPC Rating - F29



## Accommodation

A heavy hand made oak door, opens into:

### Entrance Hall

15'3" max x 12'6" (4.65 max x 3.81)

Having high vaulted ceiling with exposed purlins and beams and double glazed velux roof window, fossilised limestone polished flooring with underfloor heating and coat hanging space.

### Ground Floor W.C

Having toilet and contemporary wash basin with chrome mixer tap with attractive mix of white and natural stone tiling to the walls and floor.

Oak double doors with bevelled glass, opens into:

### Family Living Room

18'7" x 12'0" (5.66 x 3.66)

Having a multi fuel stove with a slate hearth, Under stairs storage area, radiator and window to the front. Opening through to:

### Kitchen and Day Room Area

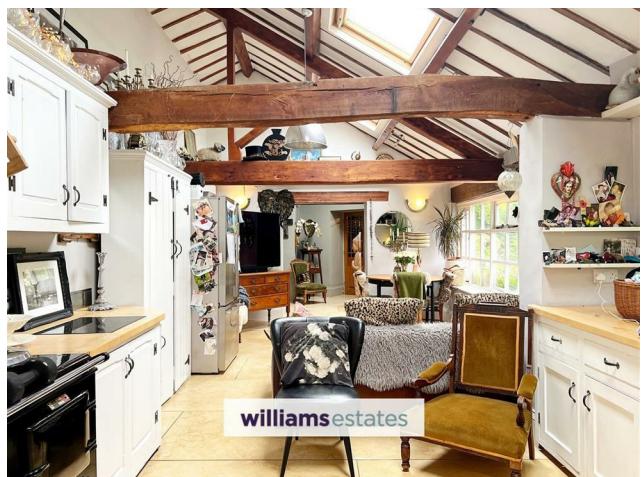
25'8" x 11'10" (7.82 x 3.61)

Day room area has polished fossilised limestone floor which continues from the hall through the day room, through the kitchen and up to the second kitchen area. There is exposed roof trusses, vaulted ceiling, power points, wiring for wall mounted t.v. and large double glazed window to the front. The kitchen area has hand crafted painted units which comprise drawers and wall units. There is a white enamelled double sink with antique chrome styled mixer tap, black Aga range cooker, provisions for dishwasher, granite work surface area and grooved splashback around the sink, the remainder of the worktop surfaces being block with two granite inserts for pans. Plumbing for dishwasher and two sealed unit double glazed windows to the front. Steps lead up to:

### 2nd Kitchen Area

18'7" x 8'9" (5.66 x 2.67)

Having hand built oak units on stainless steel feet with stainless steel commercial standard worktop surfaces which incorporates a deep built-in sink with mixer tap and rinse head. There is a Falcon professional kitchen range double oven cooker with five ring gas hob and a extractor hood over. Central heating boiler, plumbing for washing machine, plumbing for tumble dryer, vaulted ceiling, window and circular window above to the side and glazed french doors opening out to the beautiful stone patio area.





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From Living Area door to:

With glazed double doors as part of the original coach house and there is the polished fossilised limestone floor matching the kitchen and living area. Door leads to:

Ground Floor Bedroom

12'5" x 14'3" (3.78 x 4.34)

Having a window to the front, power points

En-suite Shower Room

Having large shower enclosure with sliding chrome shower screen. Wash basin, w.c., set into fitted bathroom furniture with natural stone surface above. Floor to ceiling tiling, natural stone tiled floor and linen cupboard, under floor heating, power points.

Stairs lead upto:

Landing

Having loft access hatch, halogen down lights, mains wired smoke detector, radiator, and oak planked floor.

First Floor Living Room, with additional living

A fabulous part of the coach house with the first living area measuring 23'10" x 19'5" and steps leading up to the remainder being a further 22'. Being 45'10" in total. Having a vaulted ceiling with exposed roof timbers, purlins and roof trusses. Double glazed velux roof window, five double radiators. The roof sits on a white washed stone wall in part and exposed red brick wall to the opposite side. There is an exposed timber flooring, power points, large windows to front and rear, wall lights and double glazed door which opens onto the balcony which is 45' in length x 8'6".

Bedroom 1

Having two radiators, power points, exposed roof purlin, oak plank floor, mirrored wardrobes and two windows to the front overlooking the stables and front garden.

Bedroom 2

15'1" x 8'3" (4.60 x 2.51)

Having exposed roof truss, radiator, power points, oak plank floor and window to the front.

Ground Floor Bedroom

Having an entrance hall, office area with telephone and power points and additional roof off with windows to front and rear.

Landing continues to a further Landing Area

With storage cupboard, roof window and area with book shelving and oak plank floor.



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## Feature Bathroom

Having a deep double ended bath set into natural stone tiles surrounding with mixer taps and detachable shower head. Twin basins with chrome mixer taps set into a vanity unit with natural tiled surround, bidet, w.c. and large walk-in shower with glass shower screen and mosaic wall tiling. There is an overhead shower and secondary detachable shower, natural stone tiled floor, chrome heated towel rail and two windows to the front of the property. Halogen downlights, modern wall lighting and chrome shaver socket.

## Outside

A tree lined driveway leads from wrought iron heavy double gates to a vehicular hard standing area. There are beautiful landscaped gardens and orchard area. There are some fabulous natural stone walling steps up to a stone patio area with mixture of pebbles and random stone paving. A courtyard area which is tarmacked, there is a mature wisteria, outside lighting and timber stables, one of which has been converted to an office. The stables have two further storage areas again with windows to the front and rear. The orchard is planted with trees and there is mature hedging dividing the garden into different areas, the principal garden has a formal lawned with surround well stocked mixed borders planted with a variety of plants and shrubs which give all year round interest. The garden is mostly walled, there is a summer house and further patio area with a pergola over. Overall the gardens and accommodation have to be viewed to be fully appreciated.

## Directions

What3words: //winning.commended.sifts









## Ground Floor

Floor area 227.2 sq.m. (2,446 sq.ft.)



## First Floor

Floor area 191.1 sq.m. (2,057 sq.ft.)

**TOTAL: 418.4 sq.m. (4,503 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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