

# williams estates



**Talfryn Gwespyr, Flintshire, CH8 9LF**

**£795,000**

3 3 2 C

**EPC - C71**

**Council Tax Band - E Tenure - Freehold**



# SUMMARY

Located in the charming village of Gwespyr, this conservation architect-designed house offers a unique blend of contemporary living and picturesque panoramic countryside with far-reaching coastal views.

Talfryn was originally built as a two-roomed cottage in the early part of the 19th century and was part of the Mostyn Estates fruit orchard. The property has since been thoughtfully extended and updated to provide a comfortable and stylish home by the current owners, set within an expansive three acres of grazing and woodland. This generous space includes three flat grazing paddocks and a range of loose box stables, making it an ideal choice for equestrian enthusiasts.

Benefitting from underfloor heating throughout the whole property and a double-sided woodburner to add extra heat when required. The kitchen has huge oak beams, a feature Rayburn cooker, a walk-in pantry and huge picture windows.

The property boasts a striking large oak and glass extension, featuring an apex ceiling and Velux windows that flood the interior with natural light, creating a bright and airy atmosphere. Throughout the home, bespoke stone window sills and custom wood windows add a touch of elegance, while underfloor heating ensures warmth and comfort in every room. With three spacious double bedrooms, each equipped with personal bathrooms, this residence is perfect for families or those who enjoy hosting guests. The Rayburn back boiler not only provides heating but also adds a traditional charm to the home.

Additionally, the property benefits from ample parking space for up to eight vehicles, making it convenient for both residents and visitors. Although the land previously had planning permission, it has since lapsed, offering potential buyers the opportunity to explore future development possibilities such as Glamping Pods with coastal views.





### Accommodation

via an oak feature door with glazed panelling, leading into the;

### Entrance Porch

Having lighting and an oak door with single glazed panelling leading into the;

### Hallway

Having lighting and providing access to two bedrooms.

### W.C.

Having W.C., hand-wash basin with mixer tap over and a glazed window onto the rear

### Kitchen

25'11" x 15'4" (7.91m x 4.69m )

A bespoke Kitchen, comprising of wall, drawer and base units with complementary worktop over, central island housing an integrated microwave and integrated oven, sink with a stainless steel mixer tap over, space for a freestanding cooker with extractor fan above, lighting, power points, space for dining, glazed window onto the front elevation enjoying unspoilt views of the coastline, door into the pantry and doors off.

### Pantry

An excellent store space, having lighting and shelving for storing the CCTV system.

### Living Room

21'1" x 14'2" (6.43m x 4.32m)

Having lighting, power points, an exposed stone fireplace with a freestanding burner, bi-folding doors onto the front elevation enjoying unspoilt views of the North Wales coastline and towards the Wirral, a door into the Kitchen and double doors into the garden room.

### Garden Room

24'9" x 13'6" (7.56m x 4.13m)

A light and airy room, having lighting, power points, a vaulted ceiling with Velux windows, glazed windows onto the side elevations and double doors giving access to the rear patio.

### Bedroom One

17'10" x 14'8" (5.44m x 4.48m)

Having lighting, power points, a stone fireplace, inbuilt wardrobes with sliding doors, feature windows onto the side and front and an en-suite off.







#### En-suite

7'10" x 5'5" (2.39m x 1.67m)

Comprising low flush W.C., bath with mixer tap over and wall mounted shower head, hand-wash basin with stainless steel mixer tap over, wall mounted heated towel rail, lighting and a double glazed obscure window onto the front elevation.

#### Bedroom Two

13'9" x 12'8" (4.21m x 3.87m)

Having lighting, power point, feature glazed windows on the front and side elevations with an en-suite off.



#### En-Suite Two

10'7" x 8'5" (3.25m x 2.58m)

Comprising of a freestanding cast iron bath with a telephonic shower head and a rainfall shower head over, his and her sinks with taps over, a shaver port, lighting, low flush W.C, glazed window onto the rear and store cupboard.

#### Bedroom Three

16'0" x 13'8" (4.89m x 4.19m)

Having lighting, power, glazed windows onto the side elevation, bi-folding doors onto the front giving access to the front patio and a bathroom off..



#### En-suite Three

8'5" x 4'10" (2.59m x 1.49m)

Comprising of a walk-in shower enclosure with a wall-mounted shower head, sink with stainless steel tap over, low flush W.C., lighting, extractor fan and a wall-mounted heated towel rail,

#### Utility

8'9" x 6'3" (2.68m x 1.93m )

Housing the solar panel controls, loft access hatch, lighting, power points, void for washing machine, void for a tumble dryer, sink and drainer with mixer tap over, base units with worktop over and wall units and glazed window onto the rear elevation.

#### Inner Hallway

11'7" x 3'6" (3.54m x 1.09m)

Having lighting, built-in wardrobes, glazed windows onto the front and access to Bedroom three.

#### Rear Porch

Accessed off the Kitchen with Utility and W.C., off and door to the rear patio.





## Outside

The garden features a beautifully landscaped area divided into three flat grazing paddocks, perfect for horses or other livestock. The paddocks benefit from three spacious 12x12 loose box stables, ensuring your animals have a comfortable shelter. There's also a convenient feed and tack store cupboard equipped with saddle racks, along with an open-fronted barn/hay shed for easy access to hay and supplies. The double garage with roller shutter doors offers ample space for two cars or can serve as a workshop for your projects.



In front of the stunning garden room, you'll find a lovely patio area that invites you to relax and soak in the panoramic views over the North Wales coastline, the Wirral and beyond. Additionally, a fully stocked orchard with mature fruiting trees adds to the charm of the property, providing a delightful harvest and enhancing the serene atmosphere. This outdoor space is not only functional but also a peaceful retreat, making it an ideal setting for both relaxation and equestrian activities.



In front of the stunning garden room, you'll find a lovely patio area that invites you to relax and soak in the panoramic views over the North Wales coastline and the iconic Point of Ayr lighthouse. The Wirral and beyond. A further suntrap of a patio area offers privacy for the hot tub and a large wooden bar with bi-fold doors to entertain guests.

Stable 1  
17'6" x 11'8" (5.34m x 3.58m)

Stable 2  
37'4" x 15'7" (11.40m x 4.75m)

Stable 3  
11'6" x 11'4" (3.52m x 3.47m)

Stable 4  
11'9" x 11'8" (3.59m x 3.57m)



## Additional Notes

Local Primary School - Gronant County Primary School 2.4miles

Local High School - Prestatyn High School - 4.5 miles

Doctors - Ffynnongroyw Surgery - 1.8 miles

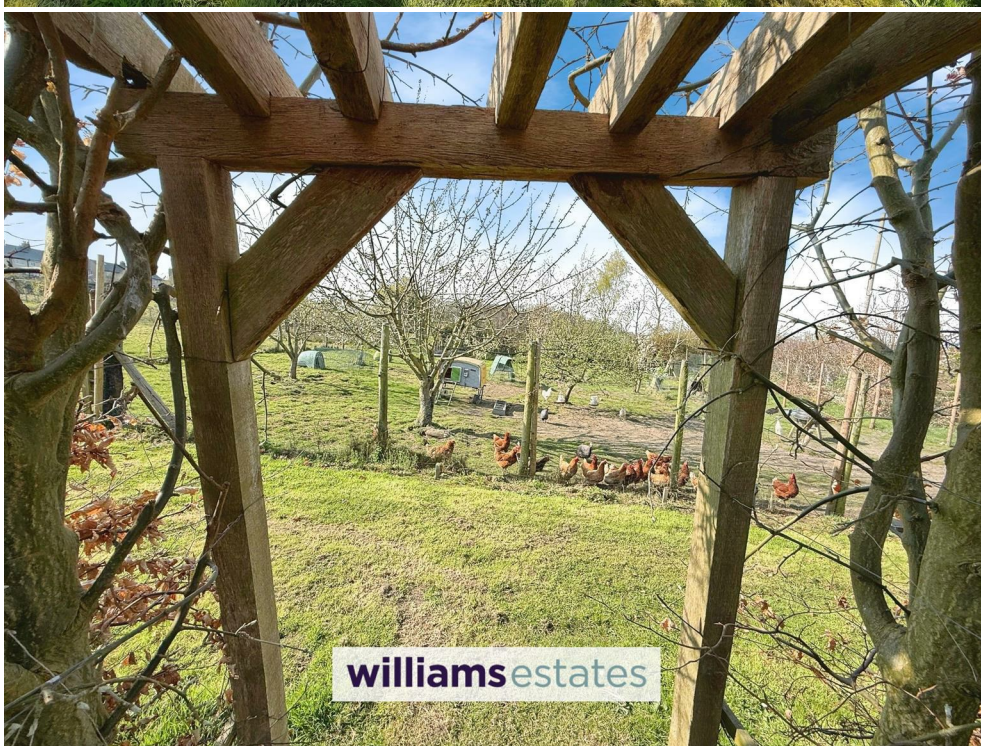
A55 Expressway - 6.5 miles







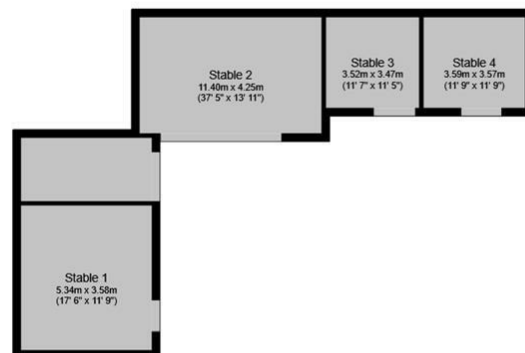








**Floor Plan**  
 Floor area 189.4 sq.m. (2,039 sq.ft.)



**Outbuilding**  
 Floor area 50.3 sq.m. (542 sq.ft.)

Total floor area: 239.7 sq.m. (2,580 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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