



Greenbank  
Brynsannan | Brynford | Holywell | Flintshire | CH8 8AX

FINE & COUNTRY

# GREENBANK

*An impressive, six-bedroom, detached home providing beautifully presented and well-maintained accommodation, along with an attached annexe suitable for a variety of uses. Greenbank is situated in an edge of village location with superb estuary views and offers a wonderful blend of luxury, style and flexibility.*



### Discover Elegance & Space at Greenbank: A Luxurious North Wales Haven

Nestled in the village of Brynford, Greenbank stands as a testament to modern architectural style and the joys of rural life. Constructed in 2010, this stunning home offers an unparalleled blend of luxury and comfort with its six bedrooms and five bathrooms, the thoughtful design captures the breathtaking views over the Dee estuary and beyond.

### An Entrance to Remember

From the moment you enter through the double doors, the impressive vaulted reception hall with its open, galleried, oak staircase and exposed timbers, invites you into a world of refined elegance. The stylish lounge, with its cozy fireplace and bay window, leads to the heart of Greenbank, the impressive kitchen and dining room, seamlessly extending into a glass-roofed conservatory - a perfect setting for entertaining or quiet relaxation.

### Masterful Design, Luxury & Style

The master bedroom is a sanctuary, complete with a superb ensuite, walk-in wardrobe, and a covered balcony to enjoy the stunning views. Alongside, five additional bedrooms, two with ensuite shower rooms, and a large self-contained adjoining annex provide ample space for family and guests, all benefiting from the warmth of underfloor heating throughout.

### Outdoor Living, Perfected

Set within a well-proportioned garden, Greenbank offers uninterrupted views of the countryside. The double gated driveway leads to a substantial parking area, while the rear garden, mainly laid to lawn with paved and gravelled patio areas, becomes a private retreat for relaxation, alfresco dining or outdoor gatherings, all set against the backdrop of the lush Flintshire landscape.

### Location & Lifestyle

Located in Brynford, a village celebrated for its open countryside, and close to the market town of Holywell, Greenbank offers the best of both worlds: the peace of rural living with easy access to Chester, Liverpool, and Manchester via the A55 expressway. This home is ideal for those who cherish the outdoors, with a golf course, walking, cycling, and dog walking routes right on the doorstep.

### Greenbank: More Than Just a Home

Greenbank is more than just a property; it's a lifestyle choice for those seeking to combine the luxury of stylish, modern living with the beauty of the North Wales countryside. Whether it's the bespoke features, the thoughtful layout, or the stunning location, Greenbank promises a lifestyle of comfort, luxury, and serenity.















# SELLER INSIGHT



## **What attracted you to the property when you bought it?**

*"As well as the stunning appearance of the house, the location was a huge positive for us. It really gives you the best of both worlds, you feel beautifully rural yet you're only half an hour from Chester and under an hour to Liverpool and Manchester. It's a great balance."*

## **History, adaptation and changes?**

*"Greenbank was built in 2010, so is relatively modern which is something that we like. Whilst we haven't made any drastic changes since owning it, it has been the perfect home for us to express our individual tastes and style. I love to change things up on a regular basis and the space and flow has allowed us to be experimental with how we present it. The Annexe has also been a great, adaptable space for us, being put to various uses over the years."*

## **Favourite room and why?**

*"We have two favourite rooms, the sitting room and the kitchen. The sitting room is such a lovely space, and you can change the ambiance with different lighting styles. The kitchen is just amazing when we have guests round. Everyone can gather in there yet there is still so much space for whoever is cooking to create a lovely meal whilst still socialising. And the view over the Estuary is beautiful."*

## **What do you love the most about the house?**

*"We love the space. There is so much room in the house, but at the same time it still feels incredibly homely."*

## **What do you love about the local community?**

*"The fact that there is such a strong community is wonderful. But the best thing about it is that it's there if you want it but equally you can remain incredibly private here if you'd rather. Being on the very edge of the village, you feel very secluded, yet with the knowledge that if you wanted to go and play golf or pop to the pub for a meal or a drink then it's right there on the doorstep."*

## **What will you miss the most?**

*"It will without question be the walks. There are so many lovely walks in the area, we really are spoiled for choice and the surroundings are just beautiful. Going out walking is our favourite way to relax and the walks around here will take some beating."*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















## Location

The property is located towards the edge of Brynford which is nestled in the picturesque countryside of North Wales. Brynford is a charming village surrounded by rolling green hills, this idyllic location offers an escape from the hustle and bustle of city life with various countryside walks on the doorstep. The property is within walking distance of a primary school, public house and Holywell golf course as well as being within close proximity to the stunning North Wales coast and Snowdonia National Park, making it the perfect destination for nature lovers and outdoor enthusiasts alike. The town of Holywell is less than two miles north of the property providing a selection of amenities and offering quaint streets lined with traditional Welsh buildings, giving it an inviting atmosphere as well as being home to St. Winefride's Well. Road links are good with access to the A55 being within 2.5 miles of the property providing access to Chester (about 20 miles) and Liverpool is accessible within an hour. Flint train station is just over six miles from the property providing access to Chester and beyond.





**Additional Information:**

Services: Mains water, electricity and drainage. Oil underfloor heating throughout.

Council Tax: House: Band G. Annexe: Band B.

Local Authority: Flintshire County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 13 Mbps (highest download speed) - 1 Mbps (highest upload speed)

Superfast – 55 Mbps (highest download speed) - 12 Mbps (highest upload speed)

Ultrafast – 1000 Mbps (highest download speed) - 220 Mbps (highest upload speed)

Mobile coverage: Likely (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: singing.wager.bashed

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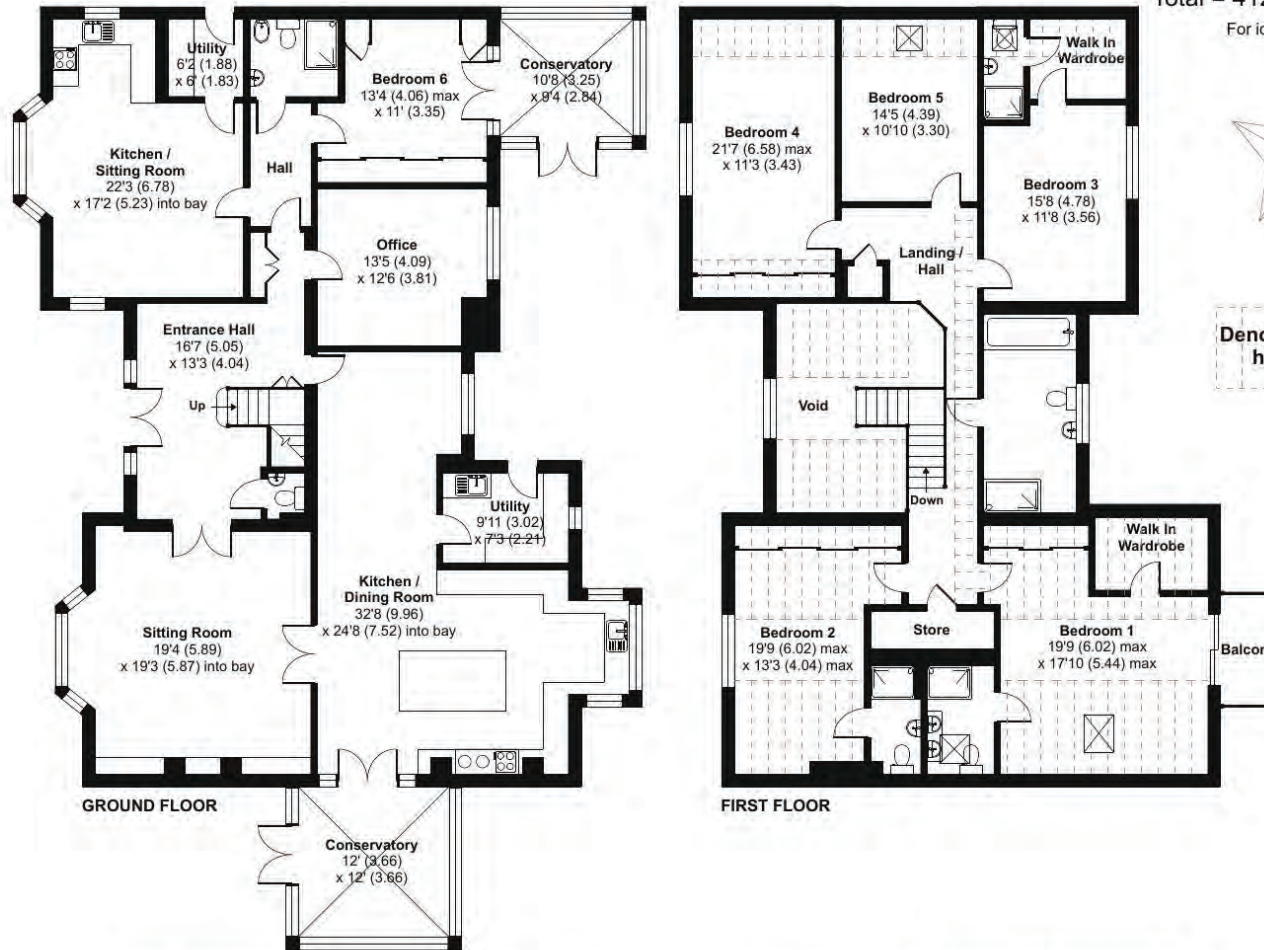
# Greenbank, Bryn-Sannan, Brynford, Holywell, CH8

Approximate Area = 3435 sq ft / 319.1 sq m (excludes void)

Limited Use Area(s) = 692 sq ft / 64.2 sq m

Total = 4127 sq ft / 383.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Fine & Country (North Wales). REF: 1119047



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 10.05.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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