



Plas Coch
Lixwm | Holywell | Flintshire | CH8 8LT

PLAS COCH



An exceptional opportunity to purchase a five-bedroom country house, which is in need of modernisation, along with an impressive range of outbuildings including a stable block and coach house amongst others, all set in approximately 14 acres of grounds which include formal gardens, pastureland and woodland.











Embrace the Legacy: A Historic Haven Awaits You

As you approach Plas Coch, the enchanting tree-lined avenue beckons you beneath the graceful sycamore and beech leaves, inviting you to step into a world where history, home, and family intertwine. Nestled in the heart of North Wales, this remarkable residence has not graced the market for over 60 years, presenting a rare opportunity to become the custodian of a storied country house.

An Expansive Canvas of Possibilities

Imagine creating your own manageable version of a grand country estate, with additional outbuildings that can be tailored to your vision. Set within approximately 14 acres of formal gardens, lush woodland, and flat pasture, Plas Coch is more than just a home; it's a canvas for your dreams. Whilst the house is not listed, it boasts a stunning, historic, Grade II listed stable block ideal for equestrian use and has immense potential for conversion (subject to the relevant planning consents). The Grade II listed Coach House also provides space for various opportunities.

Step Inside: A Journey Through Time

The entrance door opens into a light Reception Hall which then leads to the Oak Room, where character and charm abound. This magnificent space showcases an imposing oak staircase that rises to the first floor. Parquet flooring, decorative wood panelled walls, and a feature fireplace come together to create an atmosphere that perfectly encapsulates the rich history of the home. This room sets the tone for the elegance and warmth that permeates throughout Plas Coch.

The second reception room, affectionately known as the Piano Room, harmonizes scale with intimacy. High ceilings and a carved stone fireplace provide a striking focal point, while oak flooring and picturesque views of the tree-lined avenue create a serene ambiance. This is a space where you can entertain friends, host family gatherings, or simply unwind with a good book.

The Heart of the Home: A Cosy Retreat

At the core of Plas Coch lies its original heart, dating back to the 1700s. Currently serving as a snug and breakfast room, this charming space features a quarry tiled floor, exposed timbers, and an attractive fireplace that once served as a bread oven. With views to the south over the gardens, it's easy to envision mornings filled with sunlight and happiness. A door leads to the kitchen, where a delightful porthole window adds character, and the kitchen offers the potential for expansion into the garden (subject to the relevant planning consents). Imagine a stunning kitchen family room with bifold doors that seamlessly connect indoor and outdoor living, transforming the everyday experience of your surroundings.

A Glimpse of History: The Snug and Rear Hall

The snug and rear hall provide further insight into the rich tapestry of history that weaves through Plas Coch. Here, a restored stone archway and tiled flooring evoke a sense of nostalgia, while the original servants' bells remain in situ, whispering tales of days gone by. Adjacent to this space is the original scullery which provides a very useful space.



Restful Retreats: Five Double Bedrooms Await

Venture to the split-level first floor, where five generous double bedrooms await, each offering a unique sanctuary. The master bedroom boasts a feature fireplace and breathtaking views of the distant countryside, while the second principal bedroom echoes similar elegance with dual aspects and a marble-surround fireplace. Even the fifth bedroom features beautiful south-facing sash windows overlooking the stable block, allowing natural light to flood the interior. There is a family bathroom on the first floor and an attic room on the second floor that presents an opportunity for expansion, perhaps perfect for a home office, playroom, or additional storage.











SELLER INSIGHT



How long have you owned the property?
“Since 1963.”

What attracted you to this specific house and location?

“The stables and land to keep horses, as well as a beautiful house to bring a family up in.”

What would you like to tell parents about the benefits of raising children here?

“Beautiful and safe home to raise a family. There are lots of off-road green lanes for riding horses in the surrounding area. One starts at the entrance to the property.”

What can you tell us about the history of the property and how it has been adapted since you’ve owned it?

“The property is situated on an original coaching route between Chester and Holyhead. Apparently, the coaches would have a change of horses here. The gardens in the 1920/30s were kept trim by three permanent garden staff. The tree line drive is a combination of sycamore and beech trees.”

Who do you think would be the ideal next owner?

“A family that likes horses.”

What’s your favourite room and why?

“The Piano room is my favourite room as is full of light benefitting from two large windows. I have fond memories of my children practicing music playing the piano and my husband playing the violin.”

Memorable/remarkable event?

“Bringing each child home after being born and my youngest daughter Charlottes Wedding. We had a marquee on the lawn with 200 guests. The family at Plas Coch held an annual Boxing Day Clay Pigeon Shoot in one of the paddocks then returned to the house for drinks and fine food.”

What do you love about the house the most now?

“The Gardens and the tranquillity of the property.”

What do you love about the local community?

“Everyone is friendly and happy to help good neighbours.”

What you’ll miss most?

“The outstanding views to the Moel Famau and on a clear day Snowdon. Both these views can be seen from the Master Bedroom.”*

* 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.











A Horse Lover's Dream: The Stable Block and Coach House

No description of Plas Coch would be complete without highlighting the outstanding Grade II listed Stable Block and there is also a Grade II listed Coach House. The aesthetically stunning Stable Block is a horse lover's paradise, having once housed 16 Section B Welsh Ponies. With numerous additional outbuildings and ample space to create a magnificent 40 x 20 ménage, the equestrian possibilities are boundless.

Tranquil Gardens and Scenic Views

Step outside and immerse yourself in the tranquillity of the formal gardens. Here, you can unwind, listen to the sweet serenade of birds, and meander through the lush lawns, vibrant borders, and mature trees. The orchard invites you to savour the fruits of your labour, while the panoramic views of the Clwydian mountain range provide a breathtaking backdrop to your everyday life.

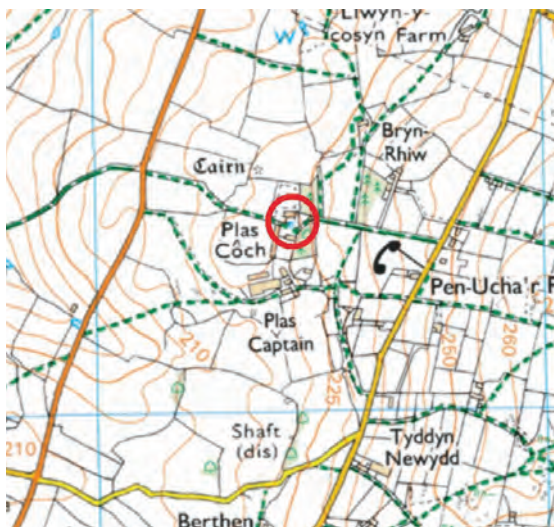
A Haven for Outdoor Enthusiasts

For those who seek adventure, Plas Coch has a woodland which offers direct bridleway access, opening the door to extensive outriding beyond your doorstep. Whether you're an equestrian enthusiast or simply enjoy the great outdoors, this property is perfectly situated to embrace an active lifestyle.

Your New Chapter Awaits

Plas Coch is not just a property; it's a legacy waiting to be embraced. With its rich history, stunning surroundings, and boundless potential, this is your chance to create a home that reflects your dreams and aspirations. Don't miss out on this once-in-a-lifetime opportunity— schedule your viewing today and take the first step toward making Plas Coch your forever home.





Additional Information

Agents Note: Please note a public footpath runs through part of the property.

Services: Mains water and electricity. Private drainage. Electric heating.

Council Tax: Band H.

Local Authority: Flintshire County Council.

Tenure: Freehold.

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

Standard - 1 Mbps (highest available download speed) – 0.2 Mbps (highest available upload speed)

Ultrast - 1000 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Indoor – Limited, Outdoor - Likely (Information taken from checker.ofcom.org.uk)

**We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. **

Directions

Using the app what3words type in: waltz.really.tidal

Referral Fees

Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

OIRO £950,000

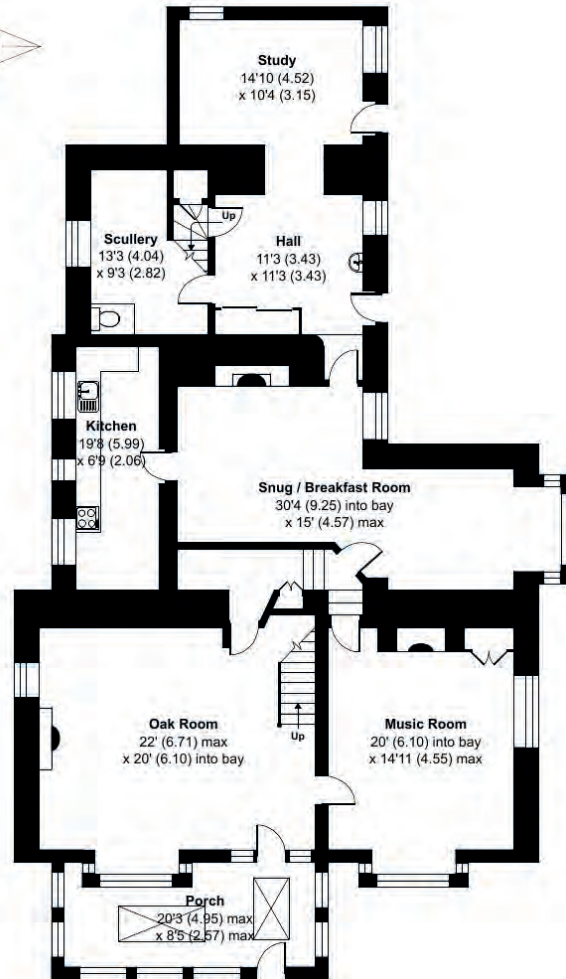
Plas Coch, Lixwm, Holywell, CH8

Approximate Area = 4023 sq ft / 373.7 sq m

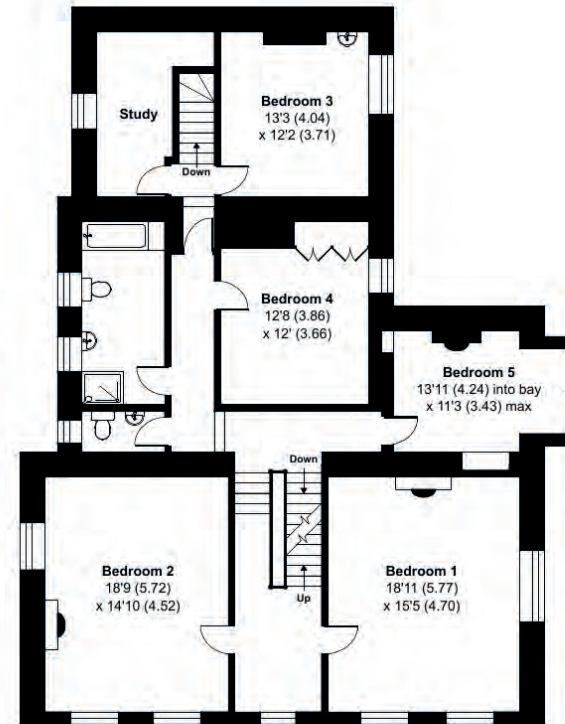
Outbuildings = 5867 sq ft / 545 sq m

Total = 9890 sq ft / 918.7 sq m

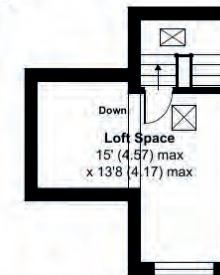
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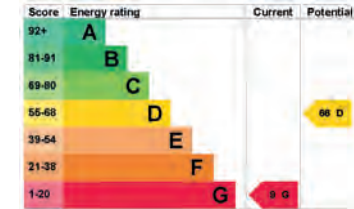
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2024. Produced for Fine & Country (North Wales). REF: 1184081



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 11.12.2024





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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*



TOM CARTER

PARTNER AGENT

Fine & Country North Wales
Tel: 07855 834282
Email: tom.carter@fineandcountry.com



JAMIE TULLOCH

PARTNER AGENT

Fine & Country North Wales
Tel: 07376 075257
Email: jamie.tulloch@fineandcountry.com



MARK FISH

PARTNER AGENT

Fine & Country North Wales
Tel: 07301 229088
Email: mark.fish@fineandcountry.com

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