



Cartref & Cartref Barn  
Bryniau | Trelawnyd | Denbighshire | LL18 6DF



# CARTREF & CARTREF BARN



*A magnificent property including an impressive, detached, three-bedroom, three en-suite main residence, plus a three-bedroom converted barn ideal for letting or multigenerational occupation, set in approximately 7 acres of garden, parking and woodland as well as having a detached double garage housing the biomass boiler and along with various other outbuildings. All located about 4 miles from the nearest beach and about 30 minutes' drive from Chester.*



















### **An Exquisite Country Estate Redefining Luxury Living in North Wales**

Discover Cartref & Cartref Barn, an extraordinary country residence set within the serene embrace of a North Wales Area of Outstanding Natural Beauty (AONB). This unique offering, sprawling across 7 acres of meticulously landscaped gardens and enchanting woodland, offers two distinct yet harmonious detached properties—each a testament to timeless elegance and modern sophistication. With a large summerhouse, a double garage, and an efficient biomass heating system, this property blends high-end luxury with sustainable living. Perfect for those seeking an exclusive retreat, a lucrative income opportunity, or both, this is more than a home—it's a lifestyle of unparalleled prestige and tranquillity.

### **Cartref: The Pinnacle of Period Charm and Contemporary Comfort**

Enter through the striking Gothic hardwood timber entrance, framed by triple-glazed windows, and step into Cartref—a three-bedroom, three-en-suite masterpiece that seamlessly marries historic allure with modern luxury. Beyond the electric wrought-iron gates, this main residence welcomes you with open arms and exceptional craftsmanship.

**Grand Reception Hall:** A tall cornice ceiling and bespoke stained-glass doors set the stage, leading to a cosy sitting room where a Jotul Gothic log-burning stove glows within a carved limestone hearth. Floor-to-ceiling cabinetry integrated soft lighting, and a concealed pocket door to the study exude sophistication.

**Orangery & Dining Spaces:** Bathed in natural light, the standout, flagstone-floored orangery with its roof lantern offers sweeping garden views and allows the outside in, through bifold doors, while the dining room, accessible via Gothic glazed double doors and sitting neatly between the Kitchen and Orangery, promises elegant gatherings.

**Gourmet Kitchen:** Designed by Martin Moore, this natural oak kitchen features honed granite worktops, Bosch ovens, a Smeg Big Wok burner, and a central island—ideal for culinary creativity but also casual breakfasts.

**Master Suite Oasis:** The master bedroom boasts a cast-iron fireplace, a dressing room with floor-to-ceiling wardrobes, and a spa-inspired en-suite with a freestanding double bath and limestone finishes—your private sanctuary awaits.

The second double Bedroom has a beautiful fireplace, no shortage of storage and a sash window frames the striking stonework of The Barn behind. The first floor is completed with a third, ensuite double Bedroom.

Every corner of Cartref radiates warmth, style, and a deep connection to its breathtaking surroundings.











# SELLER INSIGHT

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## How long have you owned the property?

“For those who don’t know, ‘Cartref’ means ‘home’ in Welsh... And what a home it is. Living at Cartref is idyllic, and we didn’t think we would ever leave. Our youngest daughter was born here, and it has been a truly wonderful, life-enhancing family home for 21 years. For us, the next chapter calls. We are setting off on an adventure to sail around the world in 2027 and have decided it’s time for Cartref to be a home for the next lovely family to enjoy.”

## What attracted you to this specific house and location?

“Cartref lies in an “Area of Outstanding Natural Beauty” and is just off the Offa’s Dyke Path as it finishes at Prestatyn Beach. So, as you would expect, it is a safe luscious green haven, where lichen on the tree branches grows because of the purity of air and stunning night skies show stars clearly. Snowdonia is on the horizon (seen from the bench in the woods with a flask of tea) and nature has a safe place to thrive.

But don’t be fooled, the location is remarkably well-connected given the scenic spot. The A55 is a short drive away, which is the heartline connecting the North Wales coast. Plus 30-minute drive to the lovely Roman town of Chester and approximately an hour’s drive to Liverpool and Manchester. Prestatyn train station is also a huge asset as offers direct trains to London and the rest of the UK.”

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

“This unique slice of heaven has been an incredibly nurturing home to us, our two daughters and our labradoodle Enzo. Family and friends call it their ‘haven where they relax like nowhere else’. Small children and pets roam free and live a yesteryear lifestyle in the garden and through the gate into the private woods to explore and just be. Log collecting in the Quad trailer through the woods is fun and bonfires at dusk or until the gong goes for supper on lazy summer days.”

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

“The house was a major ‘doer-upper’ and lovingly renovated over many years. We did everything thinking it was our forever house - properly. We insulated well and did things to last. Once the house was done, we renovated the barn; built the double garage which houses the efficient Swedish log boiler (providing free heating and hot water from fallen trees), built the summer house (that was equipped to run a business from), incredible garden landscaping with stream and a cosy little shelter at the top of the garden that we lovingly call ‘The Eyrie’. We acquired the amazing woodland lining the edge of the garden, with over 6 acres full of lots of different species and natural wildlife – a real sanctuary. We have nurtured it by planting hundreds of extra special trees in the last 5 years. We had a wood expert visit, and he was staggered at the diversity and some specific species, including healthy elms. I think we’ll possibly miss the woods more than anything - it energises us.”

## Who do you think would be the ideal next owner?

“Cartref and The Barn is perfect for two generations of family. It enabled us to have our parents live with us – close enough to care for and have fun but far enough to all have our own space. That time was immensely precious to us and our daughters and would never have happened without the barn. It was a gift that turned bad times into truly special times.

The Barn is located just behind the house so convenient for guest turnarounds and help on hand if needed. We have met some lovely people through Airbnb (some of whom are now great friends). It can easily earn £30k per annum even after blocking out when we want friends and family to stay. Because it is still one home, there is no uplift in rates, and with low electricity bills and no heating costs, it is surprisingly reasonable to live here. Band G.”

## What’s your favourite room and why?

“Trudy’s favourite room is the orangery. Light and warm, even in the winter when we have a big, real fir tree virtually touching the top of the lantern laden with fairy lights and when the weather is nice, it is perfect to open the bifold doors and dine out in the courtyard. In the summer, Trudy will be found in the Eyrie at 5am wrapped in a blanket with a pot of tea listening to the morning birdsong and recording on the Merlin app to see what birds are waking up. The maximum number of different birds in an hour was 35!

Paul’s favourite room is the cosy lounge, by the fire with a book and a small beer or outside wandering in the woods with Enzo - so peaceful and mindful no matter what time of day or night.”

## Memorable/remarkable event?

“This home is made to share with others and is perfect for hosting. So many memories have been made here, not least the annual festival in August. Originally to celebrate our eldest daughter’s 17th birthday (now 31), it was endearingly called ‘Molliefest’ over the years and has become an annual event with family and friends coming for a long weekend of music, dance, a golden bathtub of booze (saved from the decrepit barn before renovation), treasure hunts, karaoke lounge in the summer house and just having fun.”

## What you’ll miss most?

“It is a privilege to exist here and make beautiful memories with loved ones. We will all miss Cartref dearly, but the sea is calling, and it is right for the next family to come and enjoy this. It also means we have no need for a Quad, sit-on mower, furniture etc so could be sold with the furnishings and a ready-made Airbnb let to list.”





### Cartref Barn: A Luxurious Annex with Boundless Possibilities

Tucked behind the main house, Cartref Barn, a converted, former stable block, is a three-bedroom, three-en-suite retreat that mirrors Cartref's opulence while offering complete independence and its own identity. Currently thriving as a 5-star Airbnb holiday let, this renovated barn is a versatile gem—perfect for generating income or hosting extended family.

**Stylish Interiors:** The journey into Cartref Barn begins in the South facing Reception Hall which is bathed in natural light. It showcases an impressive helical staircase, spiralling up towards the landing. Beneath it sits a bespoke Tolkienesque door to a cloakroom with egg toilet.

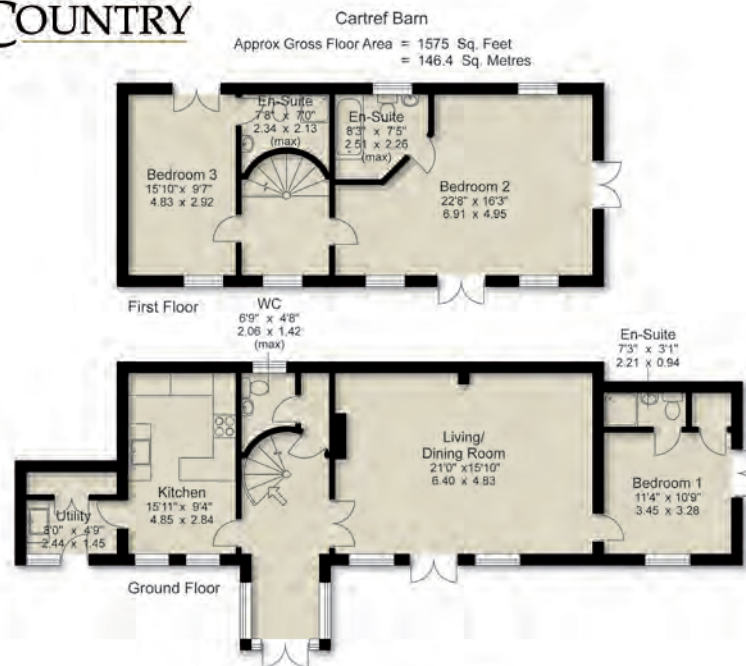
A modern kitchen with sage green cabinetry, quartz worktops, and integrated appliances contrasts brilliantly with the traditional architecture of the barn. There is a Boot / Utility for added practicality.

The Lounge / Dining Room feels particularly generous in size, where a rotational, wood-burning stove and French doors to a private patio create an inviting atmosphere.

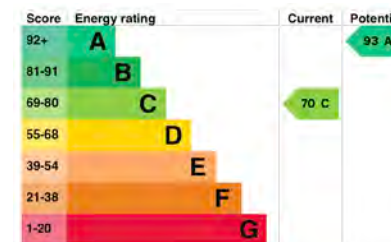
**Flexible Accommodation:** The ground-floor bedroom with en-suite and patio access caters to guests, with an outlook, away from the main house, taking advantage of views over the garden to the property's woodland. While upstairs, vaulted ceilings, Juliette balconies, and garden views elevate the experience.

**Income Opportunity:** With its proven success as a luxury holiday let, Cartref Barn offers a turnkey business or a serene space for family and friends—your choice.

**FINE & COUNTRY**



For illustrative purposes only. Not to scale.



































### **Seven Acres of Paradise: Gardens, Woodland, and Serenity**

The estate's 7 acres are a symphony of nature and design. The one-acre landscaped garden enchants with cobbled patios, raised beds bursting with established plants, and multiple seating areas designed to showcase varied scenic perspectives. A gentle flowing stream creates a calming vibe, whereas the seven acres of diverse woodland, originally designed as an arboretum, alive with specialist species and spring bluebells, beckons exploration, as well as a place to properly unwind, break away from day to day stresses and to relax and lose yourself in the tranquillity of your very own parcel of nature.

**Large Summerhouse:** This timber retreat, equipped with power, light, and a cloakroom, is a versatile space—imagine a home office, creative studio, or peaceful hideaway.

**The Eyrie:** Perched above the stream, this elevated, covered seating area offers a tranquil vantage point to soak in the beauty of the gardens and woodland.

This is more than just land—it's an invitation to live in harmony with nature's finest.

### **Sustainable Luxury: Efficiency Meets Elegance**

Cartref & Cartref Barn redefines eco-conscious living without compromising on comfort. A highly efficient Swedish biomass heating system, fuelled by fallen trees from the estate's woodland, warms both homes sustainably and affordably. A secondary oil-fired backup ensures reliability, while high insulation and an EV charging point cater to modern needs. With gigabit broadband, this estate is as connected as it is serene.

### **Prime Location: Seclusion with Convenience**

Nestled in a rural position, the estate is conveniently situated only 1.7 miles from Dyserth which is a popular village with a range of amenities including a doctors surgery, primary school, cafes, public houses and the Marian resort and spa. Prestatyn, a vibrant town offering a thriving retail park, award-winning beaches, and a championship golf course is a short drive away. Various footpaths are all within easy striking distance and the A55 expressway provides swift connections to Chester (30 miles), Liverpool Airport (50 miles), and Manchester Airport (58 miles). Families will value proximity to top schools like Trelawnyd V.A. School and Prestatyn High School, both within 1.5 miles.

### **A Lifestyle of Distinction**

Cartref & Cartref Barn is a rare find—a luxurious haven where every detail has been crafted for an exceptional life. Picture yourself sipping morning coffee on the patio as sunlight filters through the trees, hosting elegant dinners in the orangery, or unwinding in "The Eyrie" as the stream murmurs below. This estate offers privacy, prestige, and the option of a lucrative holiday let business—all wrapped in the timeless beauty of North Wales.





### Additional Information

Services: Mains electricity and water. Private drainage. Biomass heating with oil backup.

Council Tax: Band G.

Local Authority: Denbighshire.

Tenure: Freehold.

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

Standard – 8 Mbps (highest available download speed) – 0.9 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

### Mobile coverage

Indoor, None – 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. \*\*

### Agents Note

Please note part of the property has been underpinned by the previous owners.

### Directions

Using the app what3words type in: final.unicorns.jacuzzi

### 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.

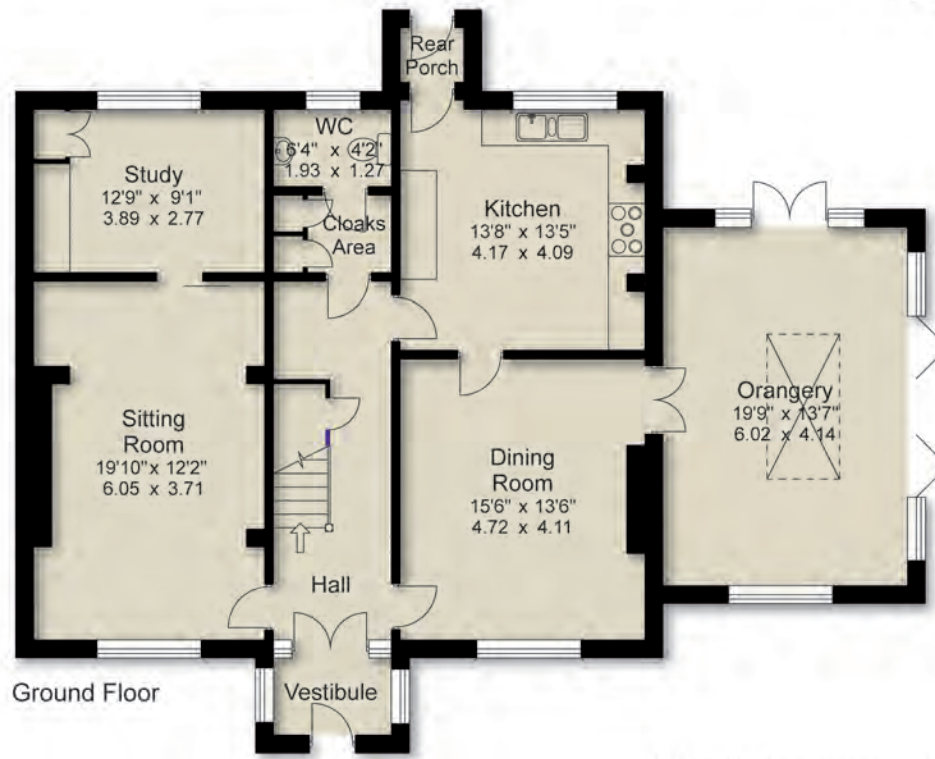
*Guide price* £1,350,000



## Cartref

Approx Gross Floor Area = 2332 Sq. Feet  
= 216.7 Sq. Metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		60 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



For illustrative purposes only. Not to scale.







# 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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