



Field Cottage
Rectory Lane | Gwaenysgor | LL18 6EW

FIELD COTTAGE

A modern masterpiece with magnificent open plan living/entertaining space, six en-suite double bedrooms, further reception rooms, exceptional far reaching coastal views and an 'A' energy efficiency rating. The house is complimented by two substantial outbuildings and just over 7.5 acres of grounds. All situated down a sweeping driveway in a semi-rural location, whilst being under half a mile from the village of Gwaenysgor and only 2.5 miles from Prestatyn centre.







Discover Field Cottage – An Architectural Masterpiece of Modern Luxury

Field Cottage is tucked away on Rectory Lane with a breathtaking new build design and panoramic views across the North Wales coastline to the Great Orme, Llandudno and Anglesey. Spanning an impressive 5,430 square feet on an expansive 7.5 acre estate, this six bedroom, six ensuite country house is complemented by a substantial detached barn, offering an extraordinary lifestyle for discerning buyers seeking elegance, versatility, and serenity. Crafted with meticulous attention to detail, this energy-efficient haven (EPC A) blends cutting edge technology with timeless sophistication, creating a home that inspires awe and invites indulgence.

A Grand Arrival

Approach Field Cottage via a sweeping private driveway, framed by lush greenery and secured by a gated entrance, setting the tone for the exclusivity within. Ample parking and a large multipurpose barn and Pavilion summer house ensure convenience, while the property's commanding position offers uninterrupted vistas. The stone-clad facade, crowned with a slate roof, exudes timeless grandeur, harmonising with the natural beauty of the surrounding Clwydian Range and the north coast of Wales.

Interior Elegance – Designed for Modern Living

Step inside to a world of opulence, where every detail has been curated for contemporary luxury. The heart of Field Cottage is its flexible, light-filled layout, designed to adapt to your lifestyle. A striking oak staircase with glass balustrades ascends from the grand hallway, leading to an open-plan masterpiece on the upper floor. The bespoke kitchen dazzles with hand-painted cabinetry, gleaming granite worktops, and a central island featuring an induction hob, concealed extractor, Belson sink with Quooker tap, and a built-in wine cooler. Dual ovens, a steam oven, and a microwave cater to culinary enthusiasts, while patio doors open to a private balcony, where coastal breezes and sweeping views create an unforgettable setting for morning coffee or evening cocktails. The adjoining lounge and dining area, bathed in natural light, boasts built-in storage, open shelving, a feature fireplace, and a wall-mounted TV, crafting an inviting space for gatherings or quiet evenings. Every glance through the floor to ceiling windows reaffirms your connection to the stunning coastline, making every moment at Field Cottage feel like a retreat.

Sumptuous Bedrooms – Sanctuaries of Comfort

The master suite is a triumph of indulgence, offering dual-aspect views, a private balcony, and a cavernous dressing area. Its four-piece ensuite is a spa inspired haven, featuring a 9-foot-wide his-and-her shower, a corner bath, dual sinks with illuminated mirrors, and ample storage. Five additional ensuite bedrooms on the ground floor, three with dressing rooms, provide unparalleled comfort for family or guests. Each room is a sanctuary, with coastal views that soothe and inspire. The ground floor also hosts a media/family room, a sophisticated office, a utility room, and a boiler room, ensuring practicality matches the property's elegance. There is also potential to create a ground floor self-contained annexe at one end of the house.









SELLER INSIGHT



How long have you owned the property?

“Around 19 months.”

What attracted you to this specific house and location?

“The attraction to field cottage was definitely the location, being so private. The absolute view the cottage has, the potential of it, the peace and quiet, wild life, birds and the village environment.”

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

“The area of Prestatyn has so many things to offer. The busy high street offering all the shops that you need, cinema local train station, beach in Talacre, which is just beautiful for time with the children and walking the dogs in the dunes, just something else, beautiful! The village of Gwaenesgor has regular meetings with activities, which at certain times of the year, Christmas /easter/halloween always have great things for the families to be a part of.”

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

“The property was bought pretty much as it was completed from build. It was a blank canvas and we just furnished it totally and moved in. The garden Pavilion was originally a three bay car port which didn't serve any purpose to us so we converted it into the room it is now. the intention was meant to be an outside garden room /office with the intention of having an outside kitchen.”

Who do you think would be the ideal next owner?

“The property really could suit anyone. An investor maybe who has a client base who would enjoy a property of this type. Maybe somebody that just wants peace and tranquillity, who live a hectic city life and just want to be private. Or a sizeable family which enjoys outside space and fresh air. Anyone who wants to love it for what it is. It has so much potential for a health retreat, or for pods in the grounds. Who knows really, it's just a fabulous property.”

What's your favourite room and why?

“We love all of the rooms and of course the balconies!”

What will you miss the most?

“The house is such a special property to us we just don't have the time to love it for what we bought it for, with us having interests abroad. The community is so friendly and helpful. The local pub 'the eagle and child' is the hub of the community for sure, the food is amazing. People are so friendly, lovely folk. I often walk into the square of the village and sit and chat to the people passing by. We will miss everything about this very special place and village life.”*

* 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 Versatile Barn and the Pavilion – Endless Possibilities

The substantial detached barn elevates Field Cottage's appeal. Constructed with a steel frame, local stone walls, larch panelling, and a slate roof with PV panels powers both itself and the main house with sustainable energy. Six stable doors hint at its equestrian potential, while the reinforced concrete floor, remote-controlled roller shutters, double-glazed windows, and integrated CCTV offer flexibility for customisation, be it a leisure suite, studio, workshop or stabling. A WC and sink add convenience, making this space as functional as it is impressive. A former three bay carport has been adapted into a Pavilion, now including bifold doors allowing the room to make the most of the spectacular views and it would make a substantial office, games room or perfect additional entertaining space.

An Idyllic Setting with Unrivalled Connectivity

Field Cottage's semi-rural location is a sought-after coastal gem, blending tranquillity with accessibility. Just moments from the charming village of Gwaenysgor, with its historic church and the welcoming Eagle & Child Inn, you're never far from community warmth. Nearby Prestatyn and Holywell offer a range of amenities, while the vibrant cities of Chester and Liverpool, both within easy reach, provide world-class shopping, dining, and schooling. Despite its serene setting, Field Cottage is just 4.5 miles from the A55 expressway, connecting you to Chester, Liverpool, North Wales, and Anglesey. The M53 and M56 motorways ensure seamless commutes to Manchester, while direct rail services from Prestatyn (2.5 hours to London Euston) and Chester (2 hours to London Euston) make national travel effortless. Liverpool and Manchester airports cater to international adventures, placing the world at your doorstep.

Sustainability Meets Sophistication

Field Cottage is a beacon of eco-luxury, boasting an EPC A rating. Underfloor heating across both floors, powered by LPG and a full air and heat exchange system maintain a consistent, comfortable climate. Double glazing and solar panels enhance efficiency, while two new septic tanks (one for the barn) ensure modern functionality. A water sprinkler system and comprehensive CCTV provide peace of mind, allowing you to relax in your private oasis.

A Lifestyle of Prestige

With just over 7.5 acres of gardens and grounds, Field Cottage invites you to embrace a life of freedom and possibility. Host lavish garden parties, ride across your private estate, or simply savour the sunset over the Irish Sea. The property's Council Tax Band I reflects its prestige, yet its energy efficiency keeps running costs remarkably low. Whether you're a growing family, a professional couple, or an equestrian enthusiast, Field Cottage adapts to your dreams, offering a legacy home that blends timeless beauty with modern innovation.

Why Field Cottage?

This is not just a home, it's a lifestyle. Imagine waking to panoramic coastal views, entertaining in spaces that blend elegance and warmth, and retreating to a master suite that rivals a five-star resort. With its versatile barn, sprawling grounds, and proximity to both rural charm and urban vibrancy, Field Cottage offers a rare opportunity to live luxuriously without compromise. Don't miss your chance to own this architectural gem in a semi-rural yet convenient location.







Additional Information

Agents Note: Please note a public footpath crosses part of the grounds.

Services: Mains electricity and water. Private drainage. LPG central heating. Large array of PV panels. CCTV system.

Council Tax: Band I.

Local Authority: Flintshire.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)
Standard – 7 Mbps (highest available download speed) – 0.8 Mbps (highest available upload speed)

Superfast – 46 Mbps (highest available download speed) – 8 Mbps (highest available upload speed)

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

Mobile coverage: Good Outdoor, Variable In-home (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. **

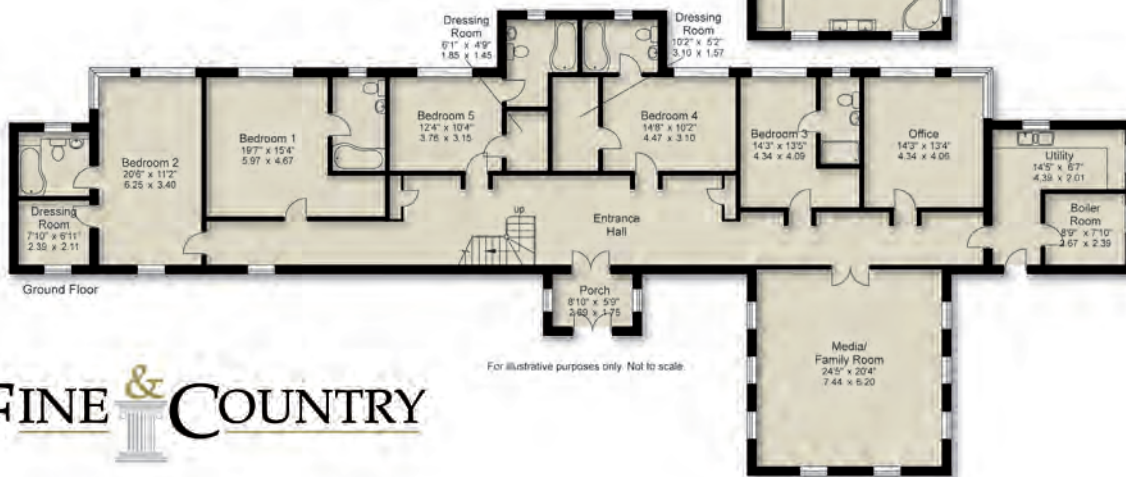
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Guide price £2,300,000



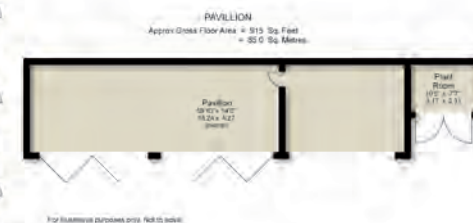
FIELD COTTAGE
Approx Gross Floor Area = 5430 Sq. Feet
= 504.5 Sq. Metres



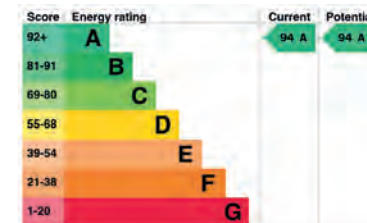
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The Property Ombudsman



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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.

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*We value the little things
that make a home*



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