

# williams estates



**Pistyll Farm Fachallt Road, Whitford,  
Holywell, Flintshire, CH8 9AL**

**£649,500**

4 3 3 E

**EPC - E43**

**Council Tax Band - G Tenure - Freehold**



## SUMMARY

This stunning detached stone farmhouse in Whitford offers a perfect blend of rural charm and modern living. Set within 5.18 acres of picturesque land, the property features a range of outbuildings, including a Dutch barn, pigsty's, timber-framed stables with electric, a garage and a workshop. The spacious interior boasts four double bedrooms, two of which are en-suites, along with an inviting entrance reception hallway, a utility room, a store room, family bathroom, living room, kitchen and dining room.

Surrounded by extensive gardens and a large driveway, this home provides fantastic views and a tranquil setting, ideal for those seeking peace in a beautiful village location. The included ménage arena adds versatility for equestrian enthusiasts as well as stables. This property truly offers a unique opportunity for a serene lifestyle amidst stunning countryside as well as an excellent potential for personalisation.





## Accommodation

Via an extensive drive going over a stream, through timber double gates leading to a courtyard providing ample space for parking.

## Entrance

Via a hardwood feature door leading into:

## Reception Hallway

16'8" x 13'4" (5.09m x 4.07m )

Having lighting, power points, radiator, stairs to the first floor landing, feature beam ceiling, main front door, feature window to the front and feature window to the rear having a complimentary timber window sill.

## Lounge (currently dressed as a bedroom)

15'3" x 13'5" (4.66m x 4.09m )

Having lighting, power points, radiator, feature windows to the front and rear, feature open fire with Large Oak beam over, feature beam ceiling, timber door leading into large store room.

## Store Room

14'7" x 8'6" (4.46m x 2.61m )

housing the boiler and wall mounted electrics, feature beams, feature windows to the front and side, timber stable door giving access to the side of the property, lighting and power points.

## Kitchen Diner

16'2" x 13'9" (4.94m x 4.21m )

Comprising of base and drawer units with worktop over, space for a free standing fridge freezer , space for dining, Belfast sink with drainer and a mixer tap over, feature timber effect windows to the front and the rear and an opening off into the utility.

## Utility

7'5" x 6'7" (2.28m x 2.01m )

having lighting, power points, space for utility appliances, base units with worktop over, wall units and a glazed window to the rear.

## Dining Room

15'2" x 13'2" (4.63m x 4.03m )

Having lighting, power points, radiator, BT fibre point, feature window to the front and rear of the property, feature timber beams, excellent space for dining and. being a light and airy room.

## First Floor Landing

58'11" (max) x 4'0" (17.96m (max) x 1.24m )

Being a very good size having a central staircase giving access to the left and the right of the landing, having lighting, radiators, power points and featuring four timber framed windows onto the rear elevation looking over the rear garden, menage and un spoilt country side and doors off.







#### Bedroom One

16'0" x 14'0" (4.89m x 4.28m )

having lighting, power points, radiator, feature window to the front and rear, loft access hatch, fitted wardrobes and an En-suite.

#### En-Suite

11'6" x 4'11" (3.53m x 1.51m )

Comprising of low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, base units with worktop over, lighted mirror, large walk in shower enclosure with wall mounted shower head, wall mounted shower jets, storage space and a wall mounted towel rail, inset spot lighting and an extractor fan.



#### Bedroom Two

10'2" x 10'9" (3.10m x 3.30m )

Having lighting, power points, radiator, feature window onto the front elevation with en-suite off.

#### Bedroom Three

13'3" x 12'4" (4.05m x 3.78m)

Having lighting, power points, radiator, feature glazed windows onto the front admiring the front greenery out towards the stream, loft access hatch and a timber bedroom door.

#### Bedroom Four

11'7" x 10'10" (3.55m x 3.32m )

Having lighting, power points, radiator, loft access hatch, store cupboard, timber feature window onto the front and a timber bedroom door.



#### Family Bathroom

12'0" x 10'8" (3.67m x 3.27m)

Comprising of a hand-wash basin with a mixer tap over, freestanding bath with telephonic tap over, walk in shower enclosure with wall mounted shower head, store cupboards housing the water tank and being a L-shape good space behind the bathroom with potential to convert, loft access hatch, glazed windows to the rear and also to the side, W.C., fully tiled walls, wall mounted modern radiator and lighting.

#### Garage

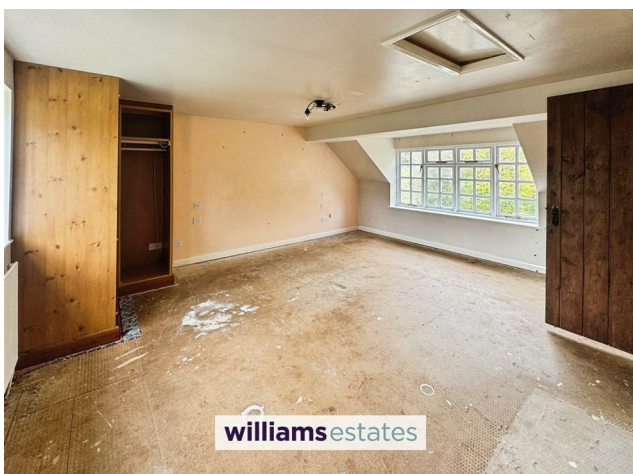
16'7" x 15'8" (5.07m x 4.79m )

access via double doors to the front, timber beams, staircase up into the mezzanine landing, extra storage to the side and rear with its own electric supply providing lighting and power.

#### Open Mezzanine

16'1" x 15'5" (4.92m x 4.70m)

Great space for conversion works, and having lighting.





**Pigsty**  
8'11" x 6'8" (2.74m x 2.04m )  
Having lighting, power, great space for storage.

**Next to the Garage Workshop**  
12'8" x 10'5" (3.87m x 3.18m )  
Can be accessed via a door to the front or from within the garage, great high ceilings and able to be converted into a mezzanine or an annex, glazed windows to side and power.

**Garage 2**  
15'7" x 10'7" (4.76m x 3.24m )  
Currently storing the hay bales, lighting, power and a glazed window to the side and double doors to the front.

**Storage to the Side**  
11'4" x 6'4" (3.46m x 1.95m)  
Perfect for storage.

**Storage behind the Garage**  
17'10" x 10'9" (5.46m x 3.30m )

**Stable One**  
17'0" x 12'3" (5.20m x 3.74m )  
Having lighting, power and a glazed window to the front.

**Tack room**  
12'5" x 4'11" (3.80m x 1.52m )  
Being used as a water facility room for cleaning the animals. having lighting, power and water access.

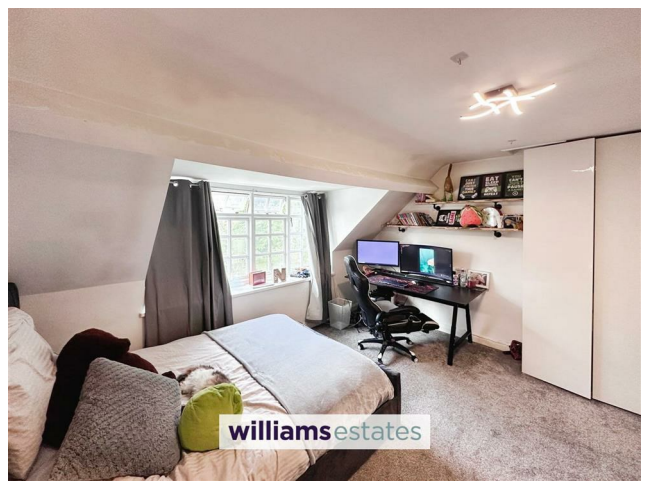
**Stable Two**  
12'6" x 11'5" (3.82m x 3.48m )  
Having lighting and power and within this block there are stairs outside going up onto the games room.

**Games Room**  
30'4" x 16'11" (9.25m x 5.17m )  
Being above the stables having lighting, power, glazed panels to the side and to the front with amazing views over the un spoilt country side.

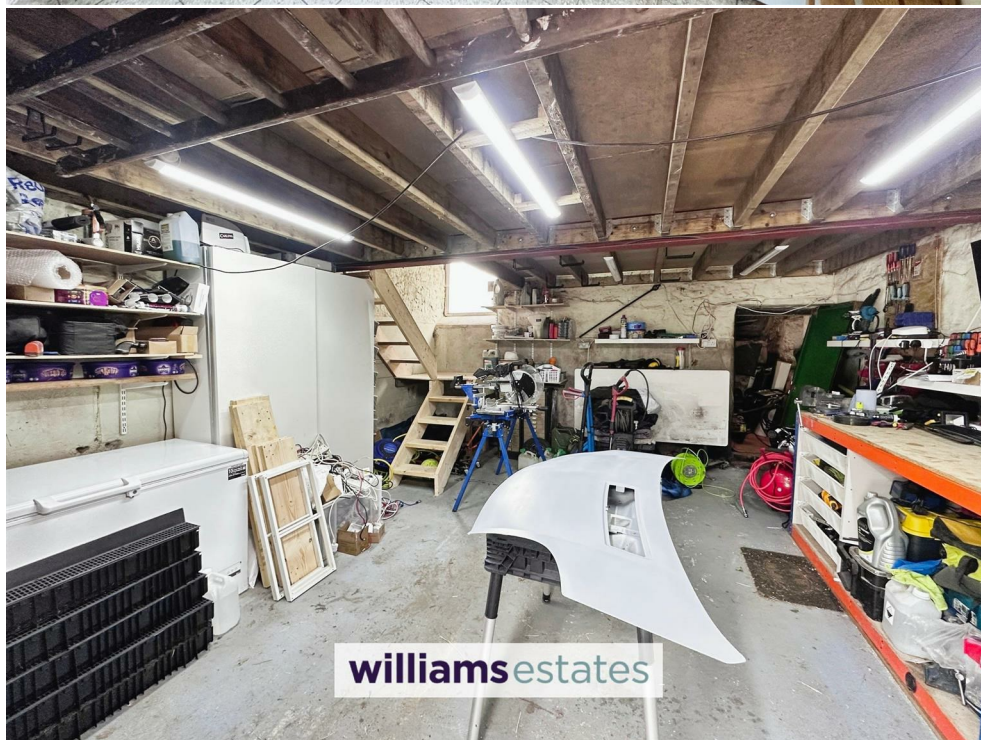
**Timber Framed Stables with Four Boxes**  
Being next to the ménage having lighting in all stables and all being a good size and having stable doors.

**Ménage**  
131'2" x 65'7" (40m x 20m)  
Being floodlit and being enclosed by timber fencing and a timber gate.

**Extra Information**  
Local primary school - Ysgol Y Llan  
Approximate distance from Prestatyn - 8 Miles -  
Holywell 3m - Chester 23m









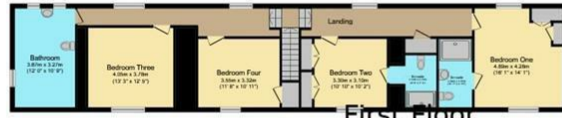






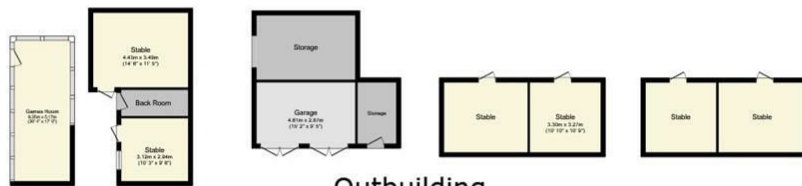
Ground Floor

Floor area 171.4 sq.m. (1,845 sq.ft.)



First Floor

Floor area 117.7 sq.m. (1,266 sq.ft.)



Outbuilding

Floor area 127.1 sq.m. (1,368 sq.ft.)

TOTAL: 416.1 sq.m. (4,479 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](http://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>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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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