



Gerddi-Duon Farm
Mold, Flintshire



WELSH HORSE FOLLY
MOLD, FLINTSHIRE



Gerddi-Duon Farm

Denbigh Road, Mold, Flintshire, CH7 5HE

A most impressive 4 bedroom Welsh Longhouse with superb original features, fantastic views; additional 4 bedroom holiday home, a range of quality outbuildings suitable for various uses set in approx. 10.3 acres.

- An attractive, Grade II Listed 4 bedroom Welsh Longhouse, presented to the very highest standard with original features throughout
- 4 bedroom 5 star holiday barn which has provided a very attractive income stream
- The property is set amongst well kept private grounds
- A versatile range of outbuildings including approx. 12,500 sq ft steel portal frame building providing a commercial use/storage opportunity
- Additional vaulted storage and mezzanine storage space within
- Well fenced mature pasture ideal for both the equestrian and smallholder
- Internal stabling within immaculate buildings
- Excellent commutability to Chester, Liverpool and Manchester
- A rare opportunity to combine a wonderful rural lifestyle residence with ancillary income opportunities
- Sold as a vacant possession (not going concern)

Approximate Distances (in miles)

Mold 2.3m | Chester 16m | Ellesmere Port 16m
Liverpool 25m | St Helens 37m | Manchester 50m
Hollyhead 70m



Situation

Gerddi-Duon Farm is an impressive historic property consisting Grade II listed Welsh Longhouse, a substantial and modernised holiday let, set in a courtyard with an array of outbuildings. Until recently the property formed part of the Gwysaney Estate which is one of North Wales most historic agricultural and sporting estates and is recorded in the Domesday book. The property is set in stunning countryside with far reaching views of Moel Fanmau.

The property is within close reach of the historic market town of Mold, offering prospective owners an array of amenities including shops, butchers, and delicatessens supplying local produce as well as highly regarded public houses and restaurants.

With its beautiful surroundings and buildings, impressive scenic backdrop of the ancient Clwydian Hills in this Area Of Outstanding Natural Beauty, Gerddi-Duon Farm is the perfect family residence that combines the opportunity for business use and further income from its holiday let, Black Lion Folly; which benefits from an array of walking networks locally including destinations such as castles, hill forts, historic houses and more.

The property is within easy reach of the Roman city of Chester surrounded by its historic walls, meaning it is easily commutable to major municipalities including Liverpool (35 minutes). The coast is only 20 miles away from the property.





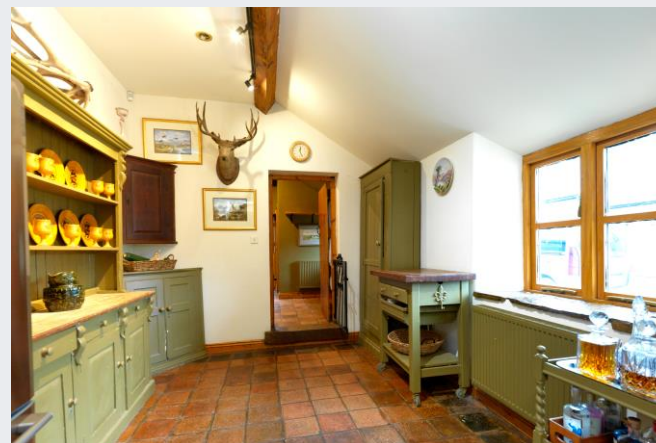
Description

Geruddi-Duon Farmhouse dates back to 1475, and was originally a Gwysaney Estate farmstead first shown on the map in 1839 and latterly underwent extensive remodelling and extension with an attached stable and cart shed. The house in its present form is shown on the 1870 Ordnance Survey Map. Historically the property was a public house in the 1800's.

The property is accessed from the A451 via a traditional double gated entrance, lined with a mature deciduous and coniferous treeline including Sycamore, yew, oak, pine and conifers. The main driveway splits, entered by a second timber gate lined with traditional stone walls leading to the main residence and the front of Black Lion Folly with decorative gravel driveway; straight ahead leads to a useful large stoned parking area which is spacious enough for circa 30 cars or large lorry turning, through which the wider property is accessed including the main outbuildings, land and rear of the property. The second drive leads to the main outbuilding and land.

Gerddi-Duon Farmhouse

The Farmhouse is built from local stone with tooled dressings and a slate roof. The house adjoins original stables/cartshed which are set back against the left gable end of the house, with openings in the rear elevation facing the yard, featuring a double cart-shed doorway.



Ground Floor

The principally used rear entrance to the property is from the courtyard, into the farmhouse kitchen and breakfast room. The room features traditional quarry tile floor, bespoke wooden base and wall units and matching kitchen sideboard cupboards on wheels, Belfast sink unit, inbuilt cupboard, traditional oil fired AGA, and corner base and wall cabinets. Exposed beams and quarrytile flooring run through up to the utility room, with further Belfast sink and work space/plumbing for major appliances, wet room, and access to the yard via a traditional split stable-type door.

From the kitchen, an open-plan doorway leads to the dining room, with wooden floorboards, feature stone fireplace with multi-fuel burner, exposed beams and window overlooking the front of the property.

The front hall of the property leads to the dining room, living room and family room and provides access to the impressive wine cellar. The living room is a most comfortable space with feature stone fireplace, multifuel burner and original timber beams. Leading on, the family room has been enjoyed as a music room for both study and performance, with access to the rear yard via two doors.



First Floor

From the hallway, the first floor is accessed via wooden staircase, to the landing which leads to a most impressive first floor living room. This is a unique feature which has been enjoyed by the users of the principle bedroom, and leads to an jack-and-jill style bathroom leading to the principle bedroom, beautifully presented with period features throughout and dual aspect windows. From the landing there are three further bedrooms, including two spacious double bedrooms (one with ensuite) and a single bedroom.





Black Lion Folly

The 5-star holiday let, run with full consent, is presented to the highest modern standard maintaining a traditional country theme and enjoys a fantastic open plan living area, with an imposing vaulted ceiling, underfloor heating throughout and wood burner, with French doors leading out onto the patio area which features hot tub tucked away in a private corner of the garden, which is a most desirable feature for guests. Each room has been tastefully presented to be ergonomic and practical. En-suite bathrooms have been added to all bedrooms. Visitors regard Black Lion Folly as an acclaimed ideal venue which has proven to be a successful income stream for the owners of the property.

The open-plan living space leads to a kitchen area with two electric ovens and appliances. Bedroom one consists of a spacious double room and en-suite with roll top bath, shower attachment, toilet and heated towel rail. Bedroom two consists of a spacious double room, en-suite wet room with shower, toilet, heated towel rail and stable doors leading to seating area. Bedroom three consists of a large bedroom with tiled floor and en-suite wet room with toilet and heated towel rail. Bedroom four consists of a further spacious bedroom with en-suite wet room with shower, toilet and heated towel rail.



Outbuildings

One of the many appealing features of the property is the outbuildings, with 3 phase electricity supply. The principle outbuilding consists of three steel portal gable buildings which form one open plan building, with large doors; immaculate concrete floor and highly useful features including a garage workshop pit; a vaulted store/munitions room; a games room; further mezzanine storage; internal stabling and masses of

vehicle parking. The buildings offer huge potential for both private enjoyment and commercial income. The floorspace of the main building spans over 12,500 sqft and is accessed separately to this house from the rear drive.

Externally

The property sits within approximately 10.3 acres of land and consists mature, well fenced pasture; landscaped gardens and woodland which is rich in wildlife and native species. The land to the rear of the main outbuilding is configured as a caravan & motorhome camping site for 5 plots, with water and septic tank laid on. This could be utilised as a fantastic site for weddings with scope for sizeable marquee/tents, especially for the fantastic views.

Services

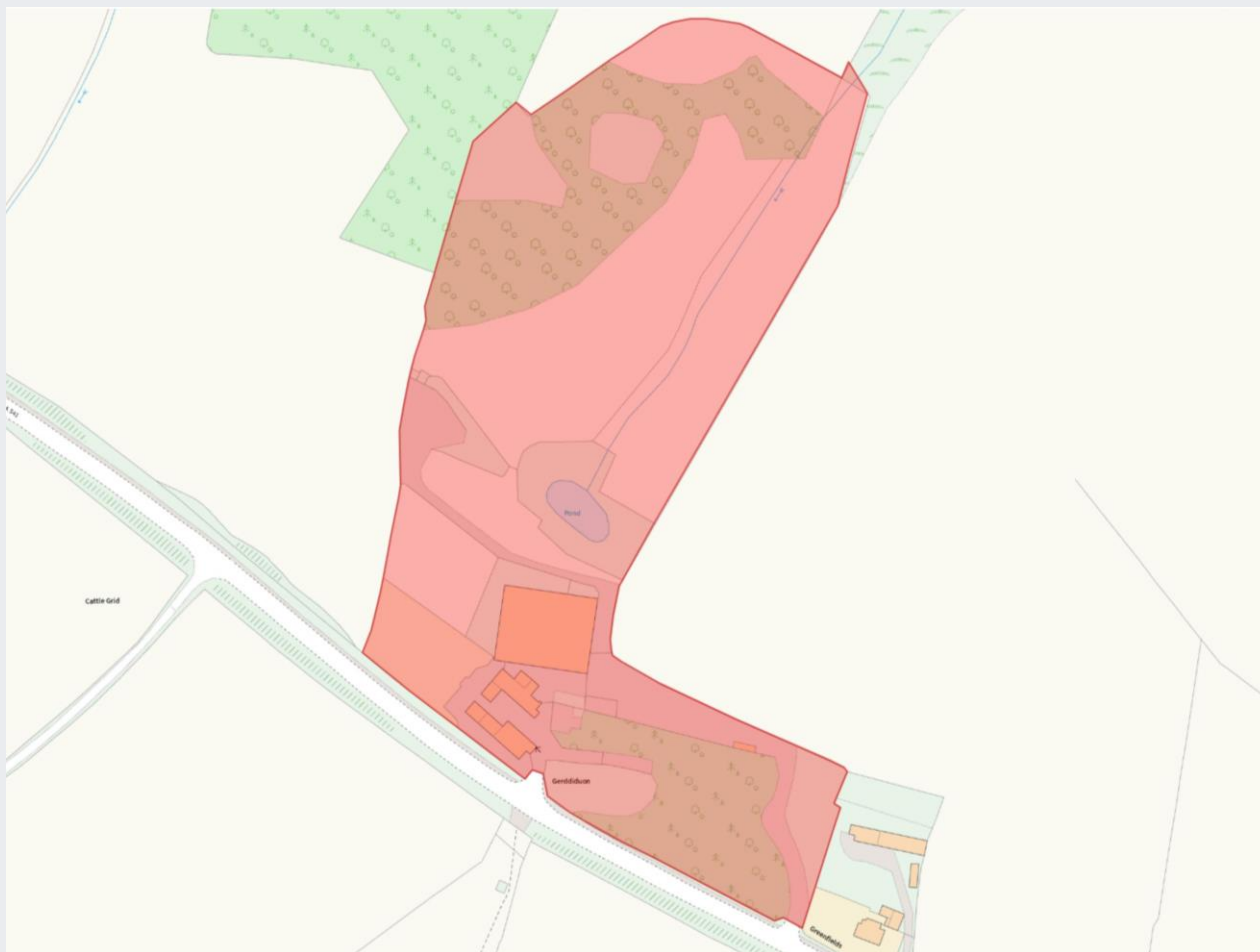
Oil central heating.
Private drainage via septic tank.
Mains water. 3 Phase electricity.

Local Authority

Chester Council – Flintshire County Council.
www.flintshire.gov.uk Tax Band – H.
Local Authority reference number 200477847999100

Viewings

Strictly by prior appointment with the agents Jackson Property on 01743 709249



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