



CARTREF, Bryniau, Trelawnyd, Denbighshire LL18 6DF

**PETER LARGE**  
*The Plum Collection*







CARTREF  
BRYNIAU  
TRELAWNYD  
DENBIGHSHIRE  
LL18 6DF

This unique country residence offers a detached property with the additional benefit of an Ancillary accommodation adjoining seven acres of natural woodland.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD  
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Residential

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**DESCRIPTION** Peter Large Estate Agents are privileged to market this unique country residence offering a highly sought after and easy to manage period property. Comprising of two detached properties, each with 3 en-suite bedrooms and benefitting from high insulation and a Swedish log boiler system to use fallen trees from the wood for fuel. The running costs and potential income for Cartref make this a very comfortable, sustainable and affordable house to run.

Cartref Barn is set behind Cartref and has been used as a 5\* holiday let on Airbnb and for 'live in' or visiting family members over the years; ideal for space together and yet separate. Both properties have been renovated by the current owners to provide homes offering every modern refinement throughout. Standing in an area of outstanding natural beauty the property sits on an acre of easy to maintain gardens plus benefits from direct access to seven acres of beautiful and diverse woodland with an abundance of specialist species. This property will be attractive to those who enjoy a connection to nature and wildlife.

The A55 expressway is just a short drive away and the nearby town of Prestatyn offers an array of shops and public services with a thriving Retail Park, a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is also a champion links golf course, main line railway station and stretches of award-winning beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

#### **CARTREF**

Gothic hard wood timber with triple glazed windows are seen as you enter through the electric and automated gates. A matching entrance door leads into:-

**ENTRANCE VESTIBULE** Windows to side, bespoke feature stained glass doors and side panels into:-

**RECEPTION HALL** With tall cornice ceiling, picture rail, power points and useful under stairs storage cupboard.

**INNER HALL** Floor to ceiling natural oak storage cupboards and built-in shoe and coat storage to house water cylinder, laundry cupboard and washing machine.

**CLOAK ROOM** Having a fitted natural oak vanity unit with oval wash hand basin, w.c., cornice ceiling, double glazed sash window to the rear. Housing for under floor heating manifolds.

**SITTING ROOM** The cosy sitting room is complimented with a Jotul gothic log burning stove in cream enamel which is set in a carved limestone hearth and surround with a recessed TV above. High ceilings with plaster cornice and floor to ceiling bespoke painted cabinetry for book shelves, drinks cabinet and storage set with integrate soft down lighting. Concealed pocket door into:-

**STUDY** Having an outlook over the rear elevation, the bespoke fitted cabinetry continues to offer deep storage and integral lights when doors open, power for printers etc to enable a fully functional office to work in and hold remote meetings online.

**DINING ROOM** Enjoying an outlook over the front elevation, space for a large dining table, picture rail, cornice ceiling and power points. Access to the kitchen and gothic glazed double doors lead into:-

**ORANGERY** Having a stone floor with underfloor heating, roof lantern allowing in natural light, cornice ceiling and inset spot lighting, outlook and access to the garden and extensive patio.

**KITCHEN** Martin Moore's natural oak fitted kitchen comprising base cupboards and drawers with honed granite worktop, inset enamel double sink with pewter mixer tap over, matching wall units with double bevel glass fronted display cabinet, pantry style larder unit, central free standing Island incorporating breakfast bar, two built-in electric 'Bosch' ovens, plate warmer, induction hob and additional Smeg Big Wok burner gas fired ring (propane), integrated Gaggenau fridge/freezer with matching oak front decor panel, inset spotlighting, tongue and groove oak clad splash back, outlook to the rear elevation, power points, stone floor, timber and glazed door to:-

**REAR PORCH** Continuation of the stone floor, stable style door giving access to the rear elevation.

Stairs with Oak balustrade rise from the Reception Hall to the First Floor Accommodation and:-

**LANDING** with picture rail, cornice ceiling, outlook over the front elevation, larger loft access point with ladder to an insulated loft space.

**MASTER BEDROOM** Having a cast iron decorative fireplace, outlook over the front elevation, picture rail, coved ceiling, power points, door leading into:-

**DRESSING ROOM** Having a range of Oak floor to ceiling wardrobes with hanging rails and shelving, open glass shelving, inset spotlighting, access into:-

**LUXURY EN-SUITE** Limestone floor and walls with a luxury polished aluminium and inner acrylic freestanding double bath, stone walk in shower with glass door, two stone wash basins set on black granite with under-storage, inset spotlighting, feature stain glass panel, window to the rear elevation. Separate toilet area with storage above and extractor fan.

**BEDROOM TWO** Having an outlook over the rear elevation, a range of fitted wardrobes with concealed entrance to the ensuite, picture rail, ornamental fireplace and power points.

**EN-SUITE** Having a walk in shower cubicle with glass screen, large oval bath with mosaic tiled surround, circular glass wash hand basin set onto mosaic storage unit, low flush w.c., fully tiled walls, complementary floor tiles, outlook over the rear elevation.

**BEDROOM THREE** With picture rail, coved ceiling, power points, outlook over the front elevation, walk-in wardrobe with fitted shelving and hanging rails.

**EN-SUITE** Heritage panel double ended bath with shower over and splash screen, low flush w.c., wash hand basin set into vanity unit, tiled walls with feature mosaic panel, complimentary floor tiles, inset spotlighting, outlook to the side elevation.

## **CARTREF BARN**

Timber and glazed entrance door into **ENTRANCE HALL** with radiator, ceramic tiled floor, feature curved door into a **INNER HALL** With access into:-

**CLOAKROOM** Having a wall mounted ovule toilet and hand basin, part slate tiled walls with oak top, window to the rear with slate sill, chrome heated towel rail.

**KITCHEN** Having a modern range of fitted cupboards in matt sage green comprising soft close drawers, quartz worktop surface incorporating splash back and breakfast bar, inset one and a quarter bowl sink, matching wall units, open shelving, integrated fridge and freezer with matching front decor panel, built-in wine cooler, four ring induction hob with convector canopy over, built-in electric oven and microwave, continuation of the tiled floor, radiator, two windows to the front elevation with deep sills, power points and inset spotlighting.

**UTILITY ROOM** Housing a back-up 'Worcester' oil fired boiler serving the domestic hot water and heating system. 'Belfast' style sink with tiled splashback, worktop surface, continuation of the tiled floor, access to the parking area, window with deep sill, laundry cupboard with plumbing for automatic washing machine, space for tumble dryer with worktop surface and shelving, 'Ideal' water cylinder.

**SPACIOUS LOUNGE/DINER** Accessed from the Hallway via glazed oak double doors, having a feature wood burning stove on a slate hearth, double glazed 'French' doors lead out onto a patio, two double glazed windows with deep sills overlook the garden, power points and two double panelled radiators.

**GROUND FLOOR BEDROOM** With window to the front having a deep sill, double panelled radiator, power points, 'French' doors lead out onto a patio, built-in wardrobe with hanging rail.

**EN-SUITE** Having a walk- in shower, wall mounted basin in a vanity unit, w.c., chrome heated towel rail, part tiled walls and tiled floor.

From the Entrance Hall a bespoke elliptical wrought iron and oak staircase rises to the First Floor Accommodation and **LANDING** with window to the front elevation with deep sill, radiator and Oak flooring.

**BEDROOM TWO** Having double doors to a 'Juliette' balcony on the front, further windows to the front elevation, double panelled radiator, vaulted ceiling with painted roof timbers, power points, 'French' doors give access to a large balcony looking over the garden and also private sitting area to look towards the woods and stairs down to the garden.

**EN-SUITE** Having an extra-large bath with shower over and glass screen, low flush w.c., wash hand basin set into vanity unit, part tiled walls and tiled slate effect floor.

**BEDROOM THREE** Having a window to the front elevation, 'French' doors give access to a Juliette balcony to the rear elevation, fitted wardrobes with mirror fronted sliding doors, vaulted ceiling with painted roof timbers, power points and radiator.

**EN-SUITE** Having a large walk in shower with rainfall shower head, additional shower attachment and glass screen, wash hand basin set into vanity unit with tiled splashback, low flush w.c. slate effect tiled floor and an outlook to the rear.

**OUTSIDE** Standing in approximately eight acres of landscaped gardens and woodland the property is approached via electric gates onto a sweeping driveway and turning point with the drive continuing alongside the property to the rear with further parking facility, EV charging point and access to a large **DOUBLE GARAGE** with two electric remote controlled doors, personal side door, power and light installed and houses the new bio mass boiler serving the domestic hot water and heating system to the whole property. To the rear of the property is a very large storage area and oil storage tank also serving a secondary back up heating system and further storage under the balcony of Cartref Barn. The gardens are a particular feature having cobbled patios, many seating areas taking full advantage of the views over the garden which has an abundance of raised beds containing a variety of established plants of interest. Manicured lawns with mature shrubs shielding a large Lugarde timber **SUMMER HOUSE** with cloakroom, power and light, which would be ideal to run a business from. All situated amongst a wide variety of mature trees, bordering the natural woodland area with an abundance of spring bluebells with wood carvings and picnic areas. An elevated and covered seating area called The Eerie overlooks a stream and the gardens and wood below and is especially lovely to relax in.

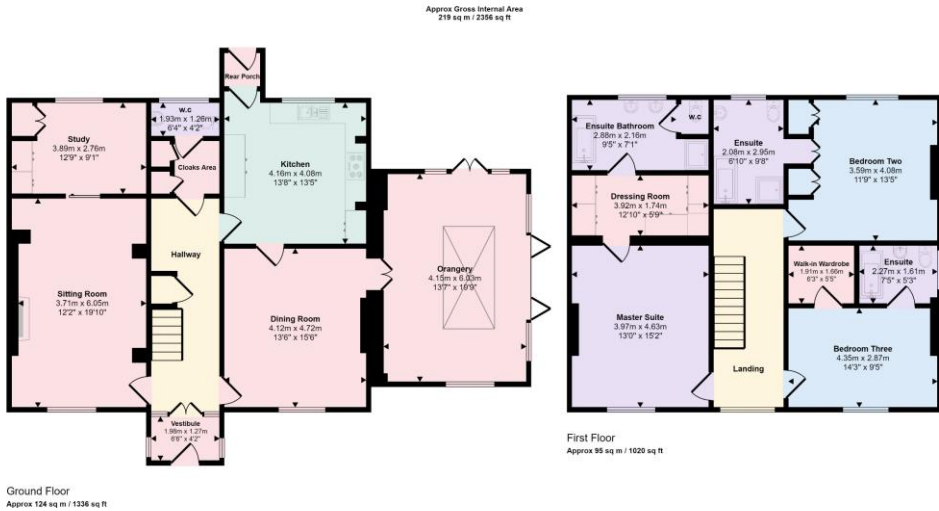
**SERVICES** Mains electric and water are believed available or connected to the property with heating by way of a highly efficient log burning bio mass boiler with a secondary oil fired back up system. Drainage is by way of a cesspit. All services and appliances are not tested by the Selling Agent.

**DIRECTIONS** From the Prestatyn office bear left onto Meliden Road and proceed over the mini-roundabout, continue for approximately two and a half miles through the village of Meliden, turn left at the Marian Resort, continue up the hill onto the Bryniau, at the top of the hill take the right fork in the road and after half a mile the entrance to the property will be seen on the left hand side via black wrought iron electric gates.

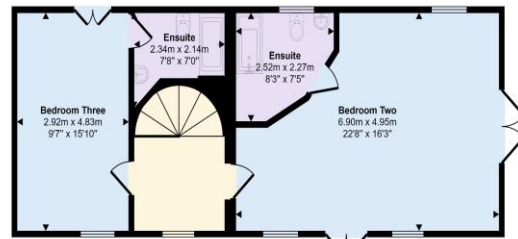
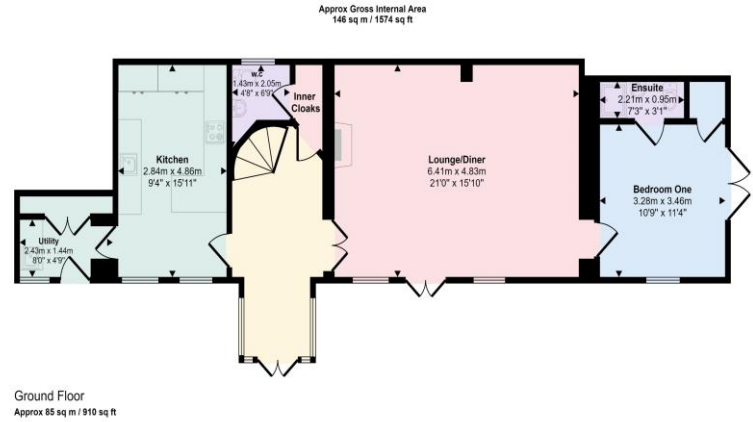
**TENURE** - Freehold

**DENBIGHSHIRE COUNTY COUNCIL – TAX BAND - F**

**EPC** - E & C



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.








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