




Halkyn Hall Farm, Pentre Halkyn

Offers In Region Of £715,000

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- NO ONWARD CHAIN
- CHARACHTER FEATURES THROUGHOUT
- VERSATILE LIVING SPACES
- APPROX. 1 ACRE
- SOUGHT AFTER VILLAGE LOCATION
- 4 BED HOUSE & PARTIALLY CONVERTED DETACHED COACH HOUSE
- STUNNING KITCHEN/DINING AREA
- FOUR DOUBLE BEDROOMS (TWO EN-SUITE)
- STUNNING PANORAMIC VIEWS
- VIEWING IS HIGHLY RECOMMENDED



Occupying an elevated position with stunning, far-reaching views across the Dee Estuary and beyond, this exquisite property dates back to 1674. Set amidst approximately one acre of beautifully landscaped gardens, this home offers a secluded and private location on the outskirts of Pentre Halkyn, adjacent to Halkyn Common – a designated Site of Special Scientific Interest (SSSI), ideal for walking, cycling, and horse riding.

The property combines historic character with modern convenience, providing generous family accommodation. The property briefly comprises a grand entrance hall, a stylish kitchen/breakfast room, a spacious dining area, two reception rooms, a study, a home gym, a WC, four double bedrooms (two with en-suites), and a main family bathroom.

Key features include:

Kitchen/Family Room: This stunning kitchen effortlessly combines traditional elegance with modern functionality. The centrepiece is a beautifully crafted island with a distinctive cross-panel design, offering ample workspace and a breakfast bar for casual dining. Surrounding the space, bespoke cabinetry stretches across the wall, providing exceptional storage solutions. A cleverly concealed preparation area features exposed brick accents, ambient lighting, and integrated appliances, blending practicality with character.

The room is bathed in natural light from the multiple windows and patio doors, which open onto the outdoor patio, seamlessly connecting indoor and outdoor living. The warm herringbone wood-effect flooring adds charm and texture, complemented by intricate ceiling detailing that reflects the home's historic roots.

Through an open brick archway lies the generously proportioned dining room, a perfect setting for large gatherings and entertaining. With ample space for a substantial dining table and flooded with natural light, this area creates an inviting atmosphere for hosting friends and family. This exceptional kitchen and dining area truly form the heart of the home, combining style, comfort, and practicality.

Two Reception Rooms: The property boasts two distinctive reception rooms, each with its own character and appeal.

The first is an elegantly proportioned sitting room with a traditional fireplace as its centrepiece, offering a welcoming ambiance ideal for quieter moments or intimate gatherings. Its thoughtful design ensures it feels both charming and functional.

The second reception room is a statement in itself—generously sized yet undeniably cozy. The exposed oak beams and a striking brick fireplace with a robust log burner create a warm and inviting space, perfect for relaxing with family or entertaining guests. These two rooms perfectly complement one another, offering versatility and charm in equal measure.

The Old Dairy: Located at the rear of the house, the Old Dairy is accessed via a hallway leading from the main reception room. This impressive space, with its striking vaulted ceiling, offers incredible versatility. Currently divided by a partition, it serves as both a home gym and an office,

but its potential extends far beyond its current use, making it an adaptable area for a variety of purposes.

The Coach House: Externally, the property boasts a detached outbuilding, thoughtfully designed with versatility in mind. The first floor is currently utilized as a spacious games room with a kitchen area, while the ground floor features two rooms, wet room, and ample storage space, with the potential to utilise the rooms as two bedrooms. This outbuilding offers exciting possibilities for conversion into additional living space (subject to planning permission), presenting an excellent opportunity to generate income as a self-contained holiday let.

Externally: The grounds are equally impressive, featuring a long gravel driveway bordered by high stone walls, ample parking, and landscaped wrap-around gardens that take full advantage of the breath-taking panoramic views.

This distinguished residence, with origins in the late 1600s, reflects its historical significance through thick stone walls and fine craftsmanship. The interiors combine period features, such as vaulted ceilings and exposed beams, with modern fixtures and fittings, creating a balanced blend of character and contemporary design.