

The Gyrn Castle Estate



Llanasa | North Wales



JACKSON-STOPS



The Gyrn Castle Estate

An impressive castellated country house
Listed Grade II, occupying a spectacular
rural setting with commanding views
towards the Dee Estuary



Features

Ground Floor

- | | | |
|------------------|-------------------------------|--------------------------------------|
| - Reception Hall | - Small Dining Room | - Estate Office |
| - Dining Room | - Study | - Domestic Quarters & Stores |
| - Drawing Room | - Kitchen with Breakfast Area | - Extensive Cellars & Basement Rooms |
| - Library | - Pantry | |
| - Great Hall | - Utility Room | |
| - Cloakroom/WC | - Laundry Room | |

First & Second Floors

- | | |
|---------------------------------|-----------------------|
| - Sitting Room | - 10 further Bedrooms |
| - Master & Guest Bedroom Suites | - 4 further Bathrooms |

Additional Accommodation

- | | |
|-----------------------|-----------------------------|
| - Self-contained Flat | - Cottage & Gatehouse Lodge |
|-----------------------|-----------------------------|

Outside

- | | | |
|---|-----------------------|-------------------|
| - Traditional Courtyard Range & Modern Farm Buildings | - Parkland | - Sporting Rights |
| - Lakes | - Woodland & Farmland | |

In all about 67 acres

An additional 297.80 acres & 2 Gatehouse Lodges by separate negotiation

Introductory Note

The Gyrn Castle Estate occupies a prominent yet private position in a particularly attractive part of North Wales. It stands on elevated ground above the coast on the edge of the picturesque village of Llanasa which is a designated Conservation Area and from the castle there are views to the Dee Estuary, Wirral Peninsula and Liverpool skyline.

The sale of Gyrn Castle which is steeped in history, not least of all because of its connection with the Cunard Shipping Line, will appeal to a wide audience of potential buyers as it lends itself to a variety of uses subject to the availability of planning permission. Originally built as a private house, which it continues to be, the castle has most recently been used to host corporate events and as a wedding venue. However, there is also the potential to operate a boutique hotel with restaurant, an office headquarters or conference centre whilst the traditional courtyard range offers scope to create additional cottages and accommodation to complement a commercial venture. Aside from the principal residence there are the lakes and woodland which are set below the castle. Historically the lakes have operated as a commercial fishery but in conjunction with the surrounding woodland they would provide a spectacular setting for a leisure operator seeking to create an exclusive holiday destination with log cabins overlooking the water. The woodland is an ideal venue for clay pigeon shooting and in conjunction with the wider estate, a traditional driven pheasant shoot, which is how it currently operates with the adjoining Mostyn Estate. Likewise, the modern farm buildings would readily adapt into an indoor riding school for those wishing to operate an equestrian centre.

Distances

A55 Expressway 5 miles • Mold 16 miles • Denbigh 17 miles • Chester 27 miles • Liverpool 35 miles • Holyhead 55 miles • Manchester 60 miles
(Distances Approximate)



Historical Note

It is held that there was a house at Gyrn by the late 17th century and that at one time it was part of the Mostyn Estate. It subsequently changed hands, first to Thomas Hughes of Halkyn in 1750 and then to John Douglas who was a Holywell cotton manufacturer. Douglas transformed the house into a castellated mansion in the early 1800's by adding a third storey and picture gallery as well as the attached tower at the south end of the building. In 1857 a Liverpool merchant and ship owner, Sir Edward Bates, acquired the property and it subsequently passed to his son Sir Percy Bates who was to be chairman of the celebrated Cunard Shipping Line that was responsible for building the two great transatlantic liners, The Queen Mary & Queen Elizabeth. Gyrn Castle remained in the ownership of the descendants of Sir Edward Bates until 2008 when it was purchased by the Howard family who were related by marriage.

Location & Communications

The village of Llanasa is situated about 5 miles from the A55 Expressway which provides good road links along the coast into North Wales and to Chester. The area is very accessible for the Chester Business Park, Wrexham Industrial Estate and Deeside Industrial Park. Beyond Chester the A55 connects to the M53 & M56 motorways serving Liverpool & Manchester which are both within daily commuting distance. For travel to London there is a regular train from Prestatyn to Chester and from which there is a 2 hour service to Euston. For international travel Liverpool & Manchester airports are 46 and 53 miles respectively.



Accommodation

Gyrn Castle is an impressive and imposing building, which is Listed Grade II being of historical and architectural importance. The house is constructed predominantly of a mixture of dressed and rubble Gwespysr stone beneath a slate roof, with considerable character and interesting architectural detailing, including castellated parapets, a Tudor headed front door and arrow shaped vents set within the two towers at either end of the building. The castellations surround much of the front & side elevations and there is a turret with pyramidal roof and weathervane, clock tower and high stone chimney stacks. Owing to the fact that the building has evolved over the years, parts of the rear and side elevations are rendered.

During the present owners' tenure, Gyrn Castle has been well maintained and the subject of a scheme of general improvement and upgrading to the main fabric of the house and ancillary buildings. Significant works have been undertaken, many of which are perhaps not immediately apparent and include extensive roofing works, repointing to many of the exposed stone walls, re-rendering of the north west side elevation, removal of wet and dry rot, damp remediation works and sensitive restoration of many of the windows. Of particular importance is the installation of a Biomass wood chip central heating system which serves the castle but has the capacity to also serve the self-contained flat and the cottage within the courtyard range of buildings. It is highly efficient and with the existing applicable tariff produces an annual net monetary gain whilst heating the castle. Indeed, for a building of its age and size to have a heating system which operates in this way is a tremendous attribute both from a practical aspect and economically.

Internally Gyrn Castle provides spacious accommodation, arranged predominantly over three floors, including a self-contained flat and in addition to which there is an extensive basement & cellars. There is great character to many of the rooms with high ceilings, many of which have decorative plaster work & moulded cornices, ornate wood panelling, notably in the reception hall, impressive fireplaces, elegant deep sash windows. Of particular note is the wonderful 18th century staircase with turned balusters which rises from the inner hall and all the way to the second floor.







The principal reception rooms are across the front of the house and overlook parkland towards the Dee Estuary. The reception hall is a lovely inviting room with extensive oak panelled walls and ornate fireplace housing a woodburner beneath a decorative plaster ceiling. To one side is the drawing room, also with an elegant fireplace, and which opens to a library with cloakroom off. Beyond is the great hall, a large room with high vaulted ceiling with glazed roof and numerous exposed trusses. The room has been used as a picture gallery historically, and is also suitable as a large reception room for weddings or conferences.

On the opposite side of the reception hall is the dining room with space to easily accommodate twenty people. The room has an elegant fireplace, decorative plaster ceiling, quarter panelled walls and walk-in glass cupboard. There is a small dining room, utility and rear hall. Across the rear of the house is the kitchen which as presently configured is entirely practical and has storage cupboards as well as a gas fired Aga and beyond which are two further rooms and the estate office which has independent access to outside. This whole area is well laid out, but if anyone wished to carry out some structural alterations to create a more open plan kitchen catering for modern day living, there would seem to be scope for this, subject to obtaining any necessary consents. In addition, is the rear tower, accessed from the back hall which is arranged over three floors and which is presently used for storage but requiring a scheme of renovation.

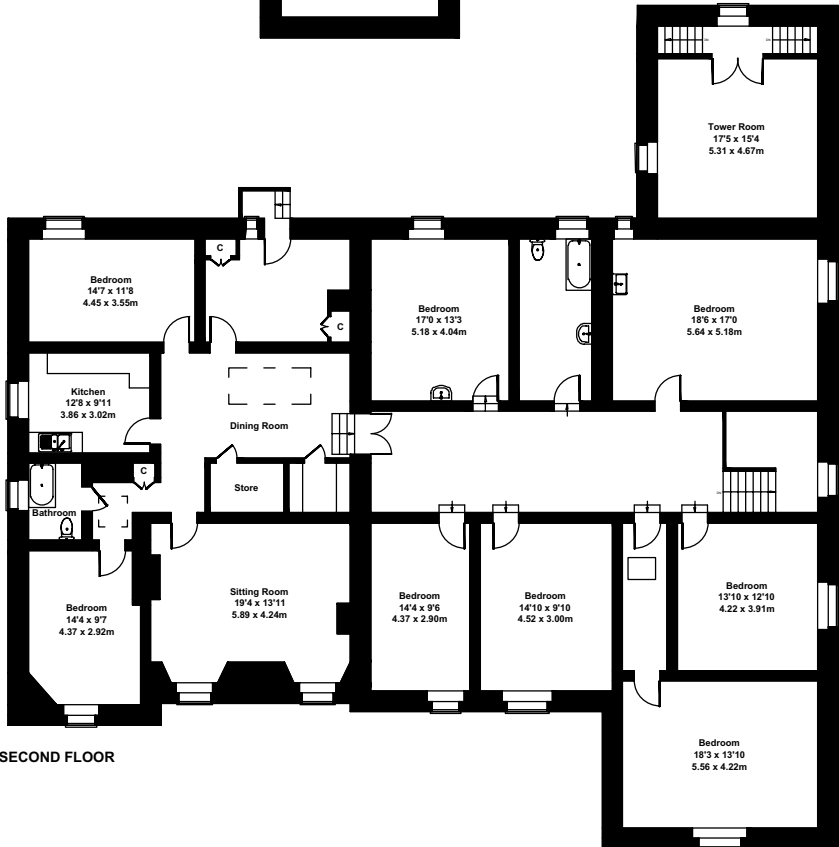
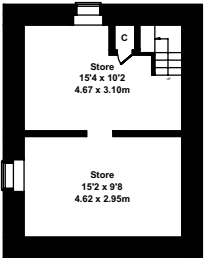
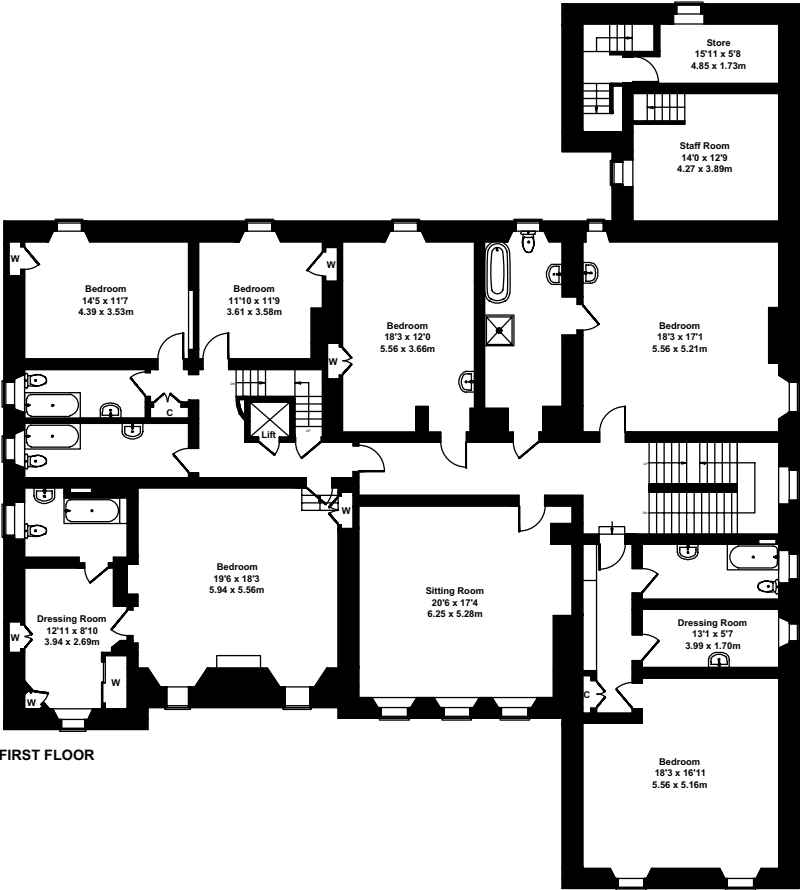
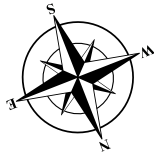
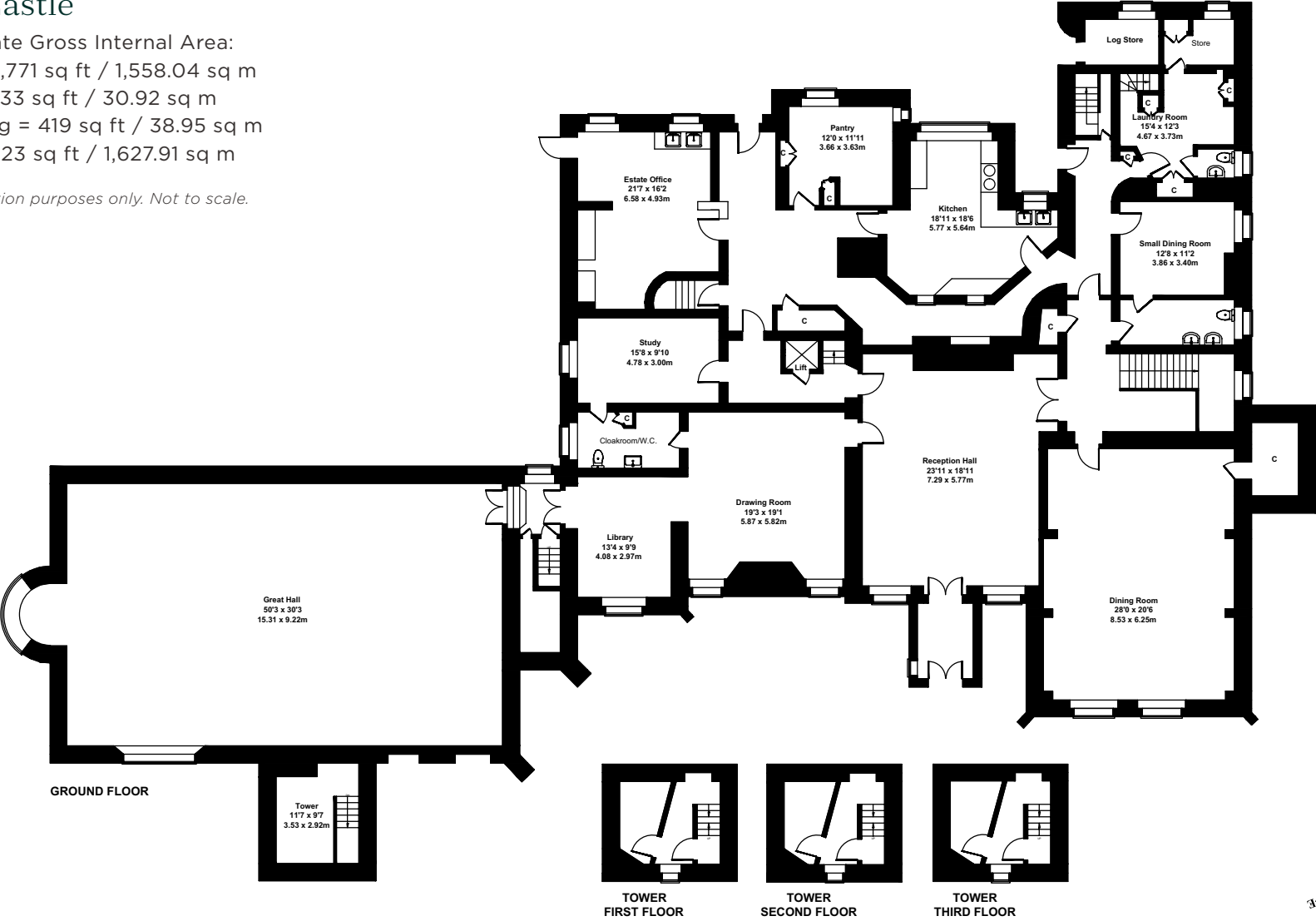
From the rear hall access is gained down to the cellars which comprise a series of wine cellars, former tank room and boiler room housing two oil fired boilers. These were previously the heating source for the house and remain fully operational albeit now used as back-up to the new Biomass heating system. A door leads to a further set of rooms which form the basement under the great hall and also have direct access from the lower courtyard. The basement provides excellent storage and useful workshops or hobby rooms, as many of them have natural light. There is also access to the clock tower from the basement, with a flight of stairs rising through four storeys to a castellated viewing platform from which there are spectacular far-reaching views. The clock itself and mechanism have been restored by the present owner.

From the inner hall a shallow tread staircase with turned balusters leads to the upper floors where the accommodation is as comprehensive with twelve bedrooms, six bathrooms and a delightful first floor sitting room with open fire and lovely aspect towards the Wirral Peninsula and Hilbre Island. On the first floor there are two principal bedroom suites with private dressing rooms and bathrooms. On this floor there are four further double bedrooms served by three traditional bathrooms and on the rear landing a narrow set of back stairs, adjacent to which is a lift serving the ground & first floors. On the second floor there are six further bedrooms served by a single bathroom but there is clearly scope to re-configure the layout to create additional bathrooms and en-suite facilities.

Gyrn Castle

Approximate Gross Internal Area:
House = 16,771 sq ft / 1,558.04 sq m
Towers = 333 sq ft / 30.92 sq m
Outbuilding = 419 sq ft / 38.95 sq m
Total = 17,523 sq ft / 1,627.91 sq m

For identification purposes only. Not to scale.



Gyrn Castle Flat

This is a recently renovated self-contained flat located on the second floor of the Castle. It is independently accessed via a flight of external stairs, and also from double doors off the second floor landing within the main body of the house. The living space is well proportioned and suitable for permanent occupancy or use on a temporary basis. It could also be let to generate an income, as required. There is a well fitted kitchen with integrated appliances, lovely sitting room facing the estuary, two double bedrooms and a well fitted shower room. At the rear of the building is a large hall which provides good storage and access to the external staircase, and a dining hall is in the centre of the flat.

Dovecote Cottage

This property forms part of the traditional courtyard range and is constructed of stone beneath a slate roof. The building is Grade II Listed and the accommodation is accessed from behind the courtyard where there is parking and a lawned garden. It has the benefit of three bedrooms and oil central heating.

North Lodge

This property forms part of the traditional courtyard range and is constructed of stone beneath a slate roof. The building is Grade II Listed and the accommodation is accessed from behind the courtyard where there is parking and a lawned garden. It has the benefit of three bedrooms and oil central heating.



Gyrn Castle Flat



North Lodge



Gyrn Castle Flat



Gyrn Castle Flat





The Gardens & Grounds

Gyrn Castle stands centrally within a parkland setting and is accessed via twin entrance drives. The principal approach is via the north drive with guardian gatehouse lodge flanked by a castellated stone arch with tower. The tree lined drive leads to a wide gravelled parking and turning area against the east front. The immediate grounds are to the front of the castle being laid to lawn interspersed with rose beds and flanked by borders, shrubs and specimen trees. There is also a disused tennis court suitable for additional parking or as a location for a marquee. The tree lined rear drive is accessed from the village passing through parkland. It divides below the castle, branching off to the rear courtyard and farm buildings whilst the main section extends around the castle connecting to the gravelled forecourt against the east front.



The Farmland, Lakes & Woodland

The land which is for the most part parkland is gently undulating and laid to grass being best suited to livestock grazing albeit with some fields capable of being mown for hay and silage. The fields are for the most part stockproof, have a combination of natural and mains water supplies and extensive road frontage with several field gates. The lakes are formed by three very attractive stretches of water which collectively provide a very picturesque and tranquil setting within just a short walk of the castle. They are very accessible with a track running along the north bank and are fed via a natural water source. Whilst the lakes have not been stocked in recent years there is plenty of fishing. The woodland borders the lakes to the south and comprises a mixture of established hardwood and softwood trees. The whole extends to 67.20 acres or thereabouts.



The Courtyard & Farm Buildings

To the rear of the castle and approached via stone archways is a collection of traditional and more modern farm buildings. The traditional stone range are Grade II Listed forming an attractive courtyard flanked by lawns and enclosed by castellated stone walls. They include the former coach house with a large three car garage, stabling and storage. Within this range is Dovecote Cottage which is a fine detached Grade II Listed gatehouse lodge with accommodation on two floors including two reception rooms, kitchen and bathroom on the ground floor. At first floor level there are two inter-connecting bedrooms. Adjacent to the principal range is a further collection of traditional stone outbuildings including a former cart shed, stores and stabling. Beyond the courtyard are a collection of more modern farm buildings including a 3 bay steel portal farmed shed suitable for housing machinery and produce, together with an 8 bay steel portal framed livestock shed and 6 bay steel portal framed implement shed. Adjacent to these sheds is the outbuilding housing the Biomass boiler.



General Remarks & Stipulations

Address

Gyrn Castle, Llanasa, Nr. Holywell, Flintshire,
North Wales, CH8 9BG.

Tenure

The Gyrn Castle Estate is freehold with vacant possession, save for North Lodge, Dovecote and Gyrn Castle flat, which are all let. The adjoining parkland is also let on a seasonal basis. Further details available on request from the Agents.

Services

Gyrn Castle: Mains water, electricity and drainage. Biomass and oil central heating.

Gyrn Castle Flat: Mains water, electricity and drainage. Night storage heaters

Dovecote: Mains water, electricity and drainage. Oil central heating

North Lodge: Mains water, electricity. Private drainage. Liquid propane gas heating

Wayleaves, Easements & Rights Of Way

The property is sold subject to all existing wayleaves, easements, rights of way, public or private whether specifically mentioned or not and in this regard it should be noted that a gas main crosses the parkland behind the castle.

Local Authority

Flintshire County Council. Tel: 01352 752 121.

Council Tax

Gyrn Castle - Tax Band I

Gyrn Castle Flat - Tax Band D

Dovecote - Tax Band C

North Lodge - Tax Band C

Town & Country Planning

Gyrn Castle and all the associated properties are Listed Grade II. The property is within the village conservation area with tree preservation orders attaching to several trees in the grounds.

Sporting & Mineral Rights

The sporting rights are in hand but the minerals are excluded.

Subsidies & Quotas

The land is registered with rural payments Wales and eligible for subsidies and quoters under the basic payments scheme. These are excluded from the sale but available by separate negotiation.

Fixtures

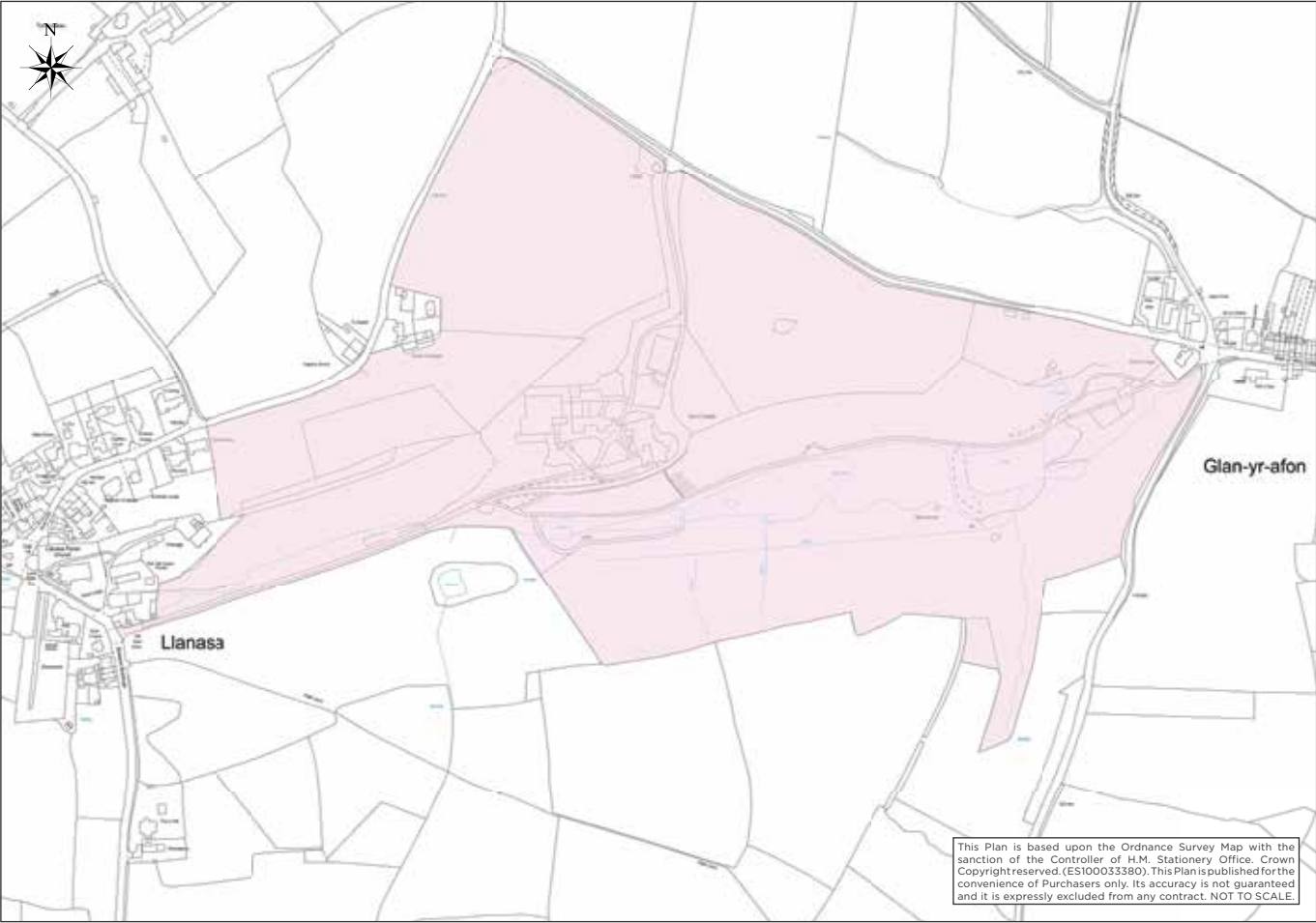
Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing

Strictly by appointment with the Chester office of Jackson-Stops - T: 01244 328 361.

Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.







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