



PLAS COCH
LIXWM, FLINTSHIRE

JACKSON-STOPS 

**PLAS COCH, BERTHEN ROAD,
LIXWM, FLINTSHIRE, CH8 8LT**

TOTAL APPROX. GROSS INTERNAL AREA: 4015 SQ FT / 373 SQ M

AN ATTRACTIVE PERIOD COUNTRY HOUSE,
WITH EXTENSIVE OUTBUILDINGS AND
LAND, OCCUPYING A SECLUDED RURAL
LOCATION WITH LOVELY VIEWS ACROSS
THE SURROUNDING COUNTRYSIDE



DISTANCES

A55 3 MILES
CHESTER 20 MILES
LIVERPOOL 29 MILES
BANGOR 40 MILES
MANCHESTER 52 MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Garden Room; Dining Hall; Drawing Room; Sitting Room with Breakfast/Dining Area; Kitchen; Boot Room/Rear Hall; Store; Cloakroom with W.C.
- 5 Double Bedrooms; Study; Family Bathroom.
- Extensive traditional stone outbuildings providing stabling, carport and storage; Mature gardens and grounds; Woodland; Pasture.
- In all approximately 11.87 acres (4.80 ha)







DESCRIPTION

Plas Coch is an impressive period property which is believed to date from the 1700's albeit with substantial later additions. It has been a wonderful family home, and in the same family for over 60 years, which rather highlights the wonderful value and attributes Plas Coch offers. It is situated in a secluded, and peaceful rural setting surrounded by its own grounds, with extensive outbuildings offering great potential for a variety of uses subject to any necessary consents.

The house has cream painted roughcast rendered elevations beneath a slate roof, and although it would benefit from a scheme of updating to meet with modern requirements, it provides spacious and highly adaptable accommodation arranged over three floors. The interior is full of character with high ceilings, period doors and floors, an impressive staircase, detailed fireplaces, and many exposed timbers and some panelling. The windows are large and bring in tremendous natural light, and there is evidently scope to alter and extend the layout should anyone so wish to create a more open plan kitchen/everyday living space opening into the gardens.

There are three principal reception rooms, two across the front elevation comprising the dining hall and drawing room, both of which have impressive fireplaces and double aspect into the grounds. Through the original front door, there is now access to a large garden room which has further door to outside. In the middle of the house is a cosy sitting room which extends into the breakfast/dining area with some original panelling and impressive stone fireplace with slate and timber mantel. There is a step up into the kitchen which has fitted wall and base units, stainless steel sink unit and dual drainer along with space for cooker and/or dishwasher. Beyond is the rear hall/boot room with door to outside and access to a further room suitable as a study.

From the dining hall, an impressive oak turned staircase leads to the main landing which has an attractive picture window overlooking the front drive. Across the front of the house are two principal bedrooms which are similar in shape and size, and both with dual aspects across the grounds. There are three further double bedrooms, accessed off a rear landing, a family

bathroom and separate W.C., and also space for creation of an additional bathroom if required. From the main landing, the stairs continue to the second floor, where there are two attic rooms, one with the window overlooking the front and the other with shelving and eaves storage.





LOCATION

Plas Coch occupies an enviable location, accessed via a long tree lined drive and surrounded by mature grounds, set within attractive rolling countryside, yet only a short distance from the village of Lixwm. The house enjoys an extremely private and slightly elevated position with lovely views across its own gardens, field and adjoining countryside against the backdrop of the Clwydian Range in the distance.

Holywell, with its extensive selection of facilities including supermarkets, doctors and dentists, is approximately 3 miles away, while Mold (8 miles) and the historic walled city of Chester (20 miles) have a more comprehensive range of shopping, schooling and leisure facilities including the 'Chester Rows' and numerous other department stores as well as out of town retail parks.

On the recreational front there is good hacking out nearby to Plas Coch, several golf courses locally and in West Cheshire, superb walking directly from the property and also in the Clwydian Range, and a number of shoots nearby. Further

along the North Wales coast there are marinas at Deganwy and Conwy from which the Irish Sea offers excellent sailing and boating. On the educational front there is a primary school in the village, and both primary and secondary schooling in Holywell together with a good selection of private and state schools in and around Chester including The Firs, Abbeygate College and the Kings and Queens.

COMMUNICATIONS

The property benefits from excellent road communications being within a few miles of the A55 Expressway which connects with the A483 and the M53 motorway, serving Wrexham, Liverpool and the national motorway network, as well as west along the North Wales coast to Anglesey with travel to Dun Laoghaire from Holyhead. The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within easy reach while Liverpool, Manchester and other areas of commerce throughout the North West are within daily commuting distance. For travel further afield Liverpool and Manchester are served with international airports and

there is a 2 hour intercity rail service to London Euston from Chester station.

OUTSIDE

Plas Coch is approached via a long drive which winds through its own land, the upper section being tree lined with mature beach trees and some sycamore, providing for a particularly impressive approach to and from the house. The drive splits with a wrought iron gate leading to a parking area in front of the house with lawns on either side and mature cedar trees under planted with spring bulbs. The gardens are predominantly to the west and north of the house and comprise lawns with established bushes, floral borders and trees which all contribute to the mature setting. Beyond is a former vegetable garden and orchard, and at the rear of the property is mature woodland, incorporating a mix of hard and softwood including Scotts Pine and Sycamore. There is also a former back drive which passes from the yard between the house and buildings, rising through woodland to a five bar gate.



The main drive continues to a grassed yard and former pond to the south of the house, and the traditional buildings which are Listed Grade II of special importance. The buildings comprise a former stable block and pigeon house which is two storey beneath a slate roof with central bell tower. To the side is a further two storey range said to be a former cart house now comprising workshop/store and carport. It is attached to a long single storey range of former pigsties which extend into a side paddock. The buildings offer scope for use as stables or for some form of agricultural uses, but also have potential for conversion should anyone be seeking to create extra accommodation. They are extensive, being close to 6,000 square feet, and appear to require some upgrading.

In front of the house are three fields which are down to grass and surrounded by mature hedges and some post and wire fencing. They provide good grazing for horses and livestock, and from which are spectacular views towards the Clwydians.

PROPERTY INFORMATION

Address: Plas Coch, Lixwm, Flintshire, CH8 8LT

what3words: ///gossip.lucky.formation

Services: Mains water and electricity; Private drainage.

Local Authority: Flintshire County Council -
T: 01352 752 121

Council Tax: Band H £4,493.00 payable 2026.

Rights of Way: A public footpath follows the drive, passing between the buildings and house, and along the rear drive. A private right of way passes through the easterly part of the woodland.

Viewing: Only by appointment with Jackson-Stops Chester office.

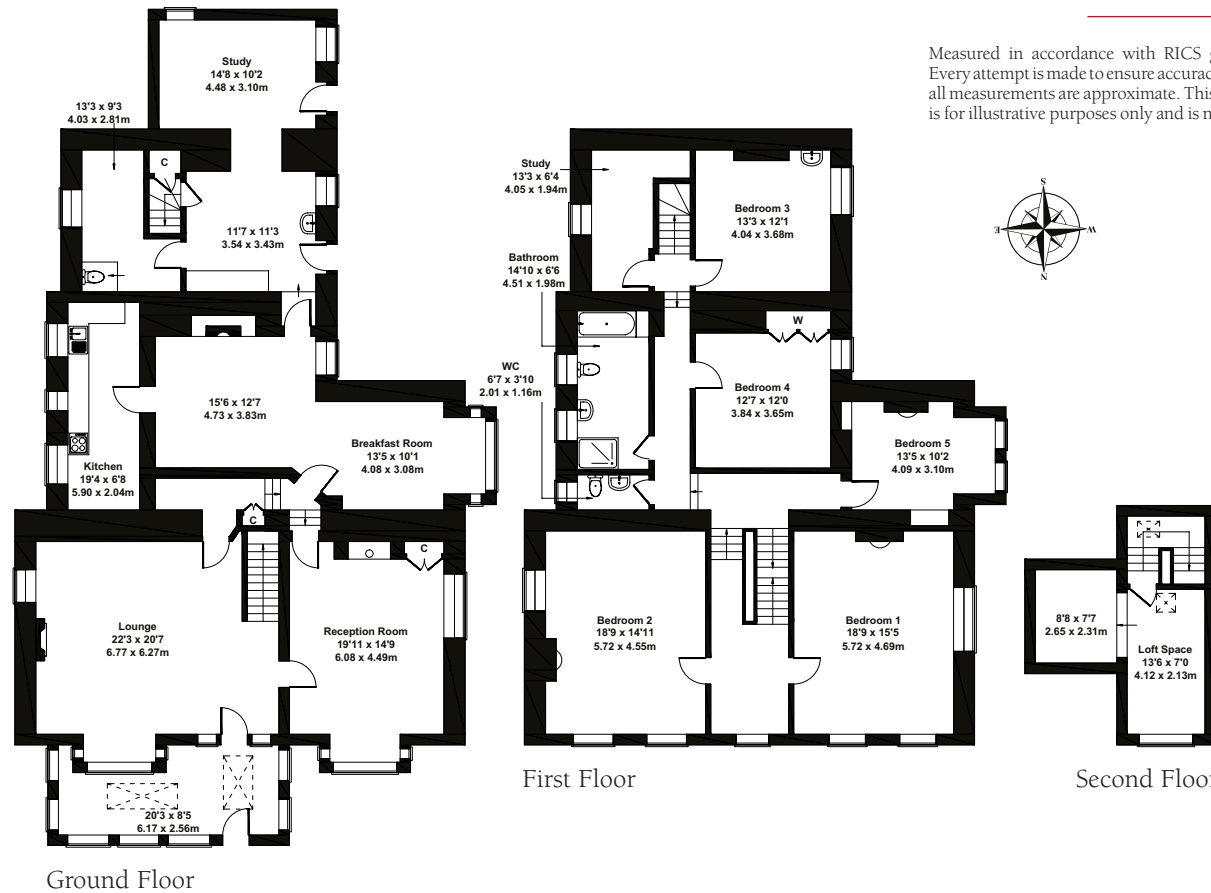




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APPROXIMATE GROSS INTERNAL AREA: 4015 SQ FT / 373 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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