Pwll Mawr
Trelogan, Nr Holywell, Flintshire



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A magnificent and exceptionally spacious modern residence offering over 5,200 sq ft of accommodation, which includes a leisure suite, swim spa, cinema and stables, set within private grounds with panoramic rural views.

Pwll Mawr is a remarkable contemporary home, offering expansive accommodation designed for modern family living and entertaining. The property combines striking architectural design with an impressive range of leisure and lifestyle facilities, occupying an elevated position with far-reaching views over the surrounding Flintshire countryside.

The accommodation has been thoughtfully arranged to maximise the property's exceptional outlook, with the principal reception rooms located on the first floor. An expansive drawing room features large sliding doors opening onto a substantial 25ft balcony, creating a seamless connection with the outdoors. This is complemented by a high-specification kitchen and dining room. This level also houses the impressive principal bedroom suite, which benefits from a dedicated walk-in wardrobe and a generous adjoining bathroom.

The ground floor provides a dedicated leisure and working area. A spectacular pool room features a large swim spa and hot tub, complemented by a sauna and shower room. For entertainment, a professional-grade cinema room with a fitted bar provides an impressive social space. The layout is completed by three further well-proportioned bedrooms, two shower rooms, a large home office and a practical utility room.

3,792 sq ft (352 sq m)
4 reception rooms
4 bedrooms I 4 bathrooms
Leisure suite with swim spa
Stable block and paddock
Double garage
Freehold I Rural

Guide price £925,000













The property is approached through a private gated entrance leading to an extensive driveway and substantial detached double garage. The beautifully maintained grounds include well-kept lawns and a stone-paved terrace. For those with equestrian interests, there is a stable block and adjoining paddock, while a detached greenhouse provides space for cultivation. The elevated balcony, also accessed via an external spiral staircase, takes full advantage of the property's peaceful rural setting and far-reaching views. Set within around 1.25 acres.

Location
The property occupies a tranquil rural position in Trelogan, surrounded by Flintshire countryside and close to the North Wales coast. Holywell provides everyday amenities including shops, cafés, healthcare and leisure facilities, with nearby villages offering pubs and local services.

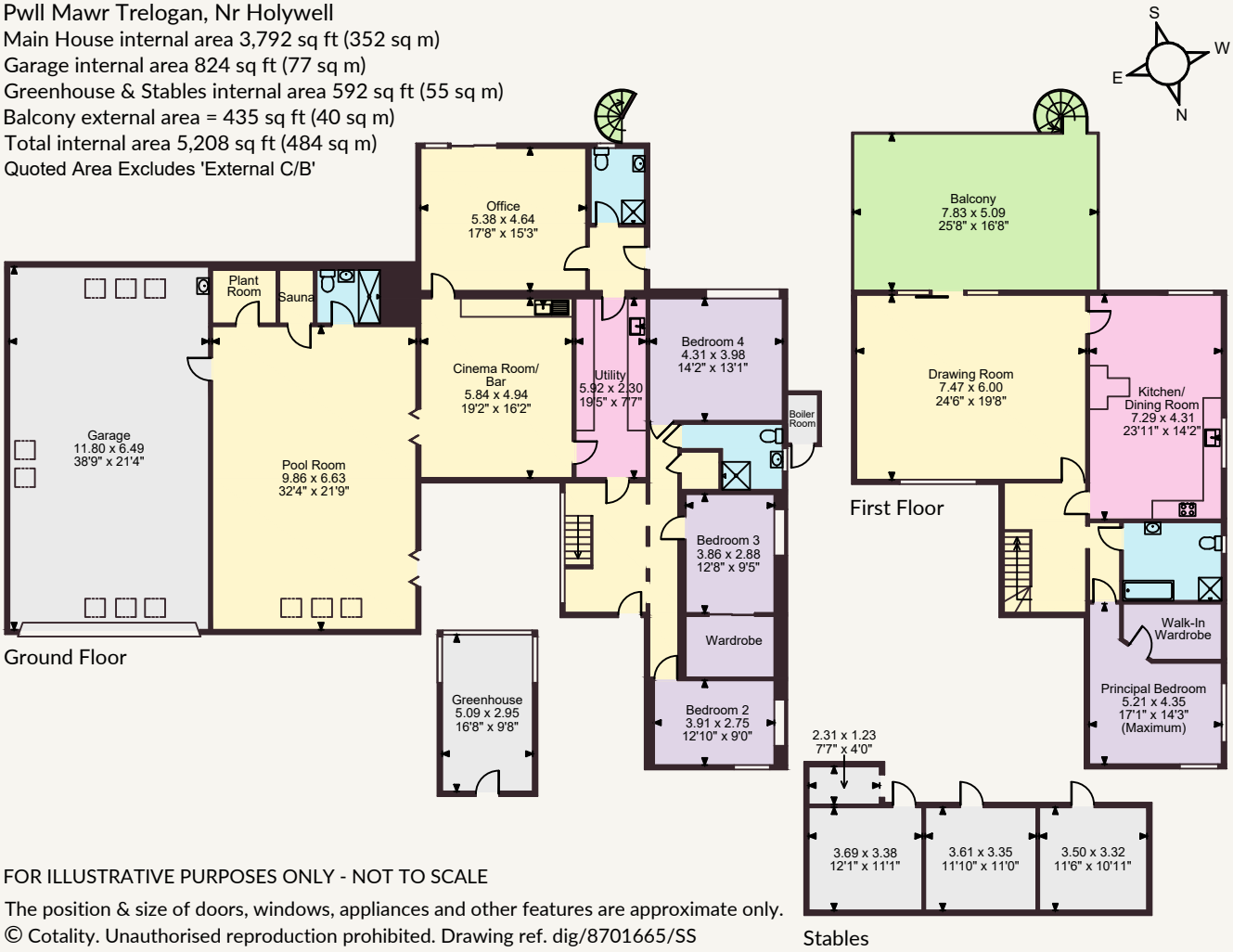
Trelogan has a primary school, while Ysgol Treffynnon in Holywell provides secondary education; independent schools such as Myddelton College and Rydal Penrhos, together with grammar schools across the Dee, are also accessible.

Holywell, Flint and Prestatyn are the nearest towns, with rail and bus links connecting the area to Chester, Liverpool and beyond.

Postcode region: CH8

General
Local Authority: Flintshire Council
Services: Oil fired central heating. Mains water, eletricity and drainage. Bottled gas fuelled fireplace.
Council Tax: Band G
EPC Rating: D
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/ https://checker.ofcom.org.uk/en-gb/

Pwll Mawr Trelogan, Nr Holywell
Main House internal area 3,792 sq ft (352 sq m)
Garage internal area 824 sq ft (77 sq m)
Greenhouse & Stables internal area 592 sq ft (55 sq m)
Balcony external area = 435 sq ft (40 sq m)
Total internal area 5,208 sq ft (484 sq m)
Quoted Area Excludes 'External C/B'



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The position & size of doors, windows, appliances and other features are approximate only.

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Cheshire & North Wales

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