

# SOUTH LODGE

GLAN-YR-AFON, FLINTSHIRE

JACKSON-STOPS

## SOUTH LODGE
## GLAN-YR-AFON, NR LLANASA, HOLYWELL, FLINTSHIRE, CH8 9BQ

TOTAL APPROX. GROSS INTERNAL AREA: 1,052 SQ FT / 97.70 SQ M

# A CHARMING PERIOD GATEHOUSE LODGE OCCUPYING A PRIVATE POSITION ON THE EDGE OF THE VILLAGE.



### DISTANCES

PRESTATYN – 4 MILES
A55 EXPRESSWAY – 5 MILES
HOLYWELL – 7 MILES
MOLD – 16 MILES
DENBIGH – 17 MILES
CHESTER – 27 MILES
(DISTANCES APPROXIMATE)

### FEATURES

- Sitting Room
- Dining Room
- Breakfast Room
- Kitchen
- Utility
- 3 Bedrooms
- Family Bathroom

### OUTSIDE

- Gravelled Parking Area
- Rear Yard & Outhouse
- Lawned Front & Rear Gardens
- In all about 0.22 acre







## HISTORICAL NOTE

South Lodge forms part of the Gyrn Castle Estate which was purchased in the mid-19th Century by Liverpool merchant and ship owner, Sir Edward Bates. It subsequently passed to his son Sir Percy Bates who was to be Chairman of the celebrated Cunard Shipping Line and remained in the ownership of the descendants of Sir Edward Bates until 2008.

## LOCATION

South Lodge is situated in the picturesque village of Glan-yr-Afon which is essentially a small rural hamlet with a collection of attractive stone built properties fronting the lane. It is a tranquil location surrounded by rolling countryside and close to Llanasa which has an attractive church. For everyday needs the larger centres of Prestatyn & Holywell are 4 and 7 miles away.

## COMMUNICATIONS

Glan-yr-Afon 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 and Manchester airports are 46 and 53 miles away.

## DESCRIPTION

South Lodge is an extremely attractive gatehouse lodge and in architectural terms has much to commend it being Grade II Listed. It is a detached single storey property built in the style of a Welsh longhouse. It is finished in a mellow local stone incorporating single glazed gothic style windows beneath a hipped slate roof. The front door opens into a sitting room with a stone fireplace incorporating a Fire Fox wood burning stove. Off the sitting room is a study/bedroom 3 with stone fireplace which is sealed. Beyond the sitting room is a dining room with an attractive stone fireplace and there is an interconnecting door to the breakfast room with deep picture window and linoleum cushion flooring. From the breakfast room access is gained to the kitchen with wall and base units under worksurfaces incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer. Kitchen appliances include a Kenwood double electric oven with grill, Whirlpool electric hob and Cooke & Lewis extractor hood. Off the kitchen is a utility room within a lean-to mono-pitch building with Perspex roof and back door.









Beyond the reception rooms a corridor landing serving two further bedrooms and a family bathroom. Bedroom 1 is a double room with double aspect whilst Bedroom 2 is a single bedroom again with double aspect. The family bathroom contains a panelled bath with shower above, pedestal hand basin, low flush w.c., fully tiled walls and linoleum cushion flooring.

## OUTSIDE

Access to South Lodge is courtesy of a right of way via a white painted five bar gate which opens onto a gravelled drive and beyond which is a private parking area against the west gable end with space for several cars. To the front of South Lodge is a lawned garden with shrubs and a cherry tree above a stone retaining wall. A path leads to the front door and there are steps down to a pedestrian gate within the wall leading onto the lane. To the rear is a concrete path and gravelled yard which contains a brick & concrete block mono pitch garden store together with a lean-to building beneath a corrugated tin and fibre cement roof. From the courtyard stone steps lead up to a raised lawned garden above a stone retaining wall. The whole extending to 0.22 acres.







## DIRECTIONS

Travelling from Chester, exit the A55 Expressway at Junction 31 signposted for Prestatyn. Follow the A5151 towards Prestatyn for 3 miles and at Jacksons Garden Centre turn right signposted Llanasa. Travel for a further 1 mile, passing through two separate crossroads and as you reach the junction turn/bear left towards Glan-yr-Afon. Travel along the lane for 1 mile and at the junction, South Lodge will be seen on your left-hand side.












## PROPERTY INFORMATION

Address: South Lodge, Glan-yr-Afon, Nr Llanasa, Flintshire, CH8 9BQ.

What3Words: ///minus.strict.armrests

Tenure: Freehold with vacant possession on completion.

Services: Mains water and electricity. Private drainage. Bottled gas central heating courtesy of an Ideal Combi gas boiler.

Third Party Rights: Access to the property is courtesy of a right of way over the initial length of the drive with is owned by the Gyrn Castle Estate. Further details available on request.

Local Authority: Flintshire County Council. Tel: 01352 752 121.

Council Tax: Tax Band F - £3,395.24 payable 2026/27.

Energy Performance Certificate:  South Lodge has an EPC rating of G

Town & Country Planning: South Lodge is Listed Grade II and within the village conservation area.

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.

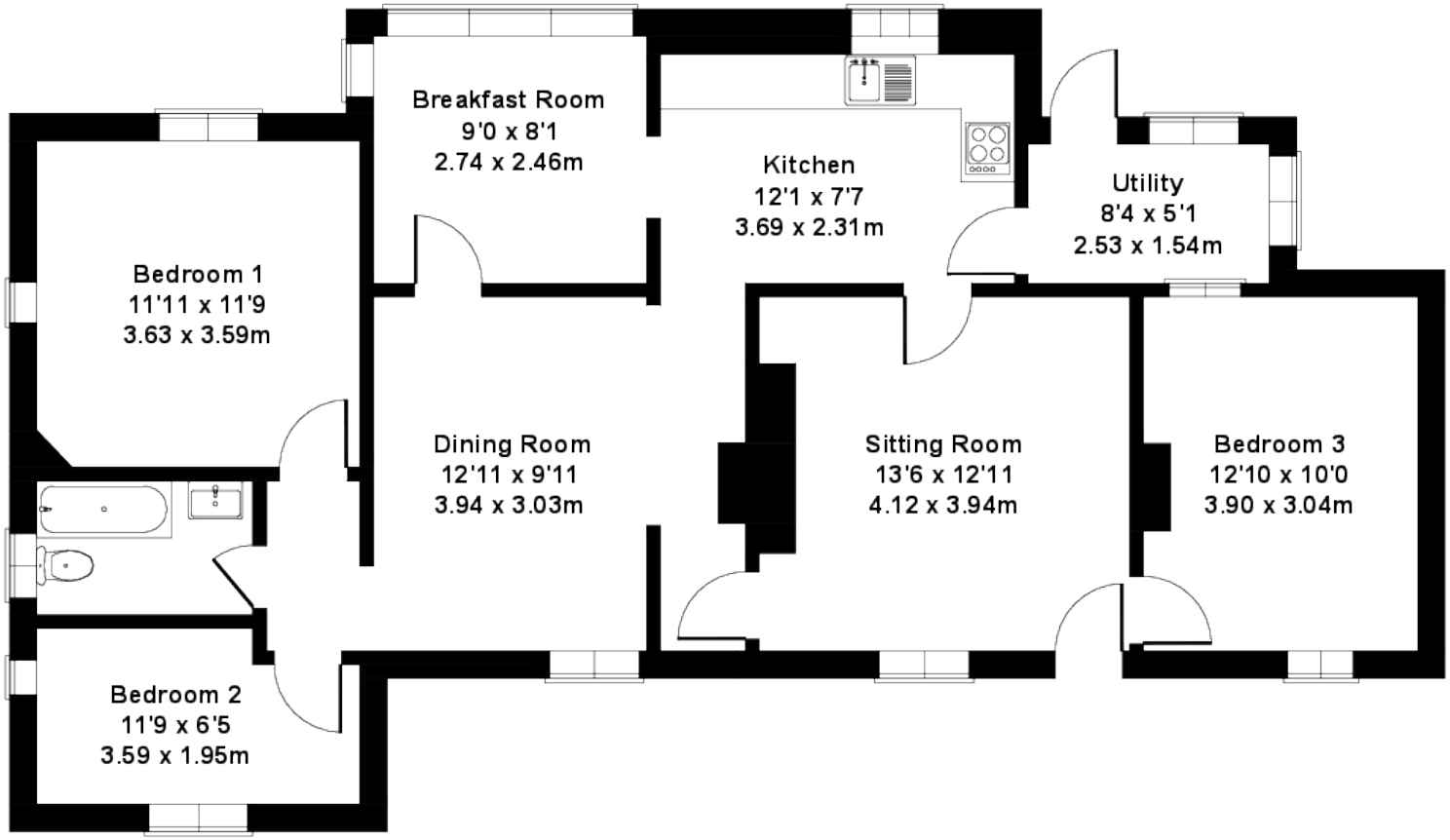
Viewing: Strictly by appointment via the Chester office of Jackson-Stops, Tel: 01244 328 361

# SOUTH LODGE

APPROXIMATE GROSS INTERNAL AREA

TOTAL = 1,052 SQ FT / 97.70 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.

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