



Pistyll Farm  
Whitford | Flintshire



# Pistyll Farm

Fachallt Road, Whitford  
Flintshire, CH8 9AL

A charming detached 4-bed small holding with extensive gardens, stables, arena and 5 acres.

- Private 4-bed property with spacious living accommodation
- GF: entrance hall, utility, kitchen, living room, dining room, snug
- FF: 4 double bedrooms, 2 en-suites, family bathroom
- Extensive mature gardens with patio areas
- Attached garage and workshop
- Timber framed stables with 4 boxes
- 40m x 20m floodlit arena
- Range of outbuildings for feed and storerooms
- In total 5.18 acres

## Approximate distances (miles):

Holywell 3m | Prestatyn 8m | Rhyl 10m  
St Asaph 9m | Denbigh 12 miles | Mold 14m  
Chester 23m | Wrexham 32m

## Situation

Set on the outskirts of the village of Whitford, Pistyll Farm is set in a completely tranquil location, nestled between some very attractive towns and villages. The village of Whitford is within walking distance and benefits from a Primary School and church dating to the 7th Century.



The community includes the villages of Carmel, Lloc, Gorsedd and Pantasaph, all of which are within a short distance and include village shops, pubs, schools, and sporting facilities. Further afield are the towns of Prestatyn, Rhyl and Holywell, all of which have further amenities and of course access to beaches along the north Wales coastline.

The property is located between the A548 coastal road, linking Chester to Rhyl and the A55. The latter of which is only a short drive and links the whole of the north of Wales.

There are several schooling possibilities locally and beyond. There is a primary school located in Whitford village and secondary schools located in Holywell, Prestatyn, Rhyl and St Asaph. There are local pick up points for Kings and Queens school in Chester as well as Rydal and Myddelton.

There are numerous sports facilities in the area including: football, tennis, bowling, cricket and running clubs at Prestatyn and Rhyl. There are golf courses at nearby Pennant Park Golf Club and Links courses at Prestatyn and Rhyl.

Notwithstanding the various facilities and amenities mentioned above, by far the most appealing is great horse-riding from the doorstep, and a short distance is superb beach riding, Talacre Beach provides nearly 5 miles of riding. Mostyn Farm Ride and Cross Country are within 2 miles and both the Flint and Denbigh and East Clwyd have excellent riding and pony clubs.





Further afield, Penmaenmawr in the Conwy area has an excellent horse-riding beach, while at Morfa Conwy Beach there is riding and parking for horseboxes. The Isle of Anglesey has the Newborough Forest and offers many opportunities for exhilarating rides against the stunning backdrop of Snowdonia.

### Description

Pistyll Farm is a brick and stone-built property under a slate roof, which has fantastic views across the Welsh countryside.

The entrance porch leads into the kitchen which has a range of ground and wall mounted units, electric AGA and separate electric oven. Off the kitchen is a utility and boot room. Adjacent to the kitchen is the dining room, through which is the middle living room. This room has a further access to outside and a multifuel burner set within a feature fireplace. There is a second living room which has an open stoned fireplace and another room which is currently used as a tack-room, which could easily be converted back into a snug or office.

The first floor comprises a master bedroom with shower en-suite and fitted wardrobes. There is another double room with fitted wardrobes and shower en-suite, two further double bedrooms and a large family bathroom.

### Externally

The property is surrounded with mature gardens, patio areas and large turning and parking space.

Adjacent to the property is a stone-built double garage and workshop. This is an ideal space for storage or could be considered for conversion subject to the relevant planning permissions.



To the side and rear of the property are the equestrian facilities. These include a timber range, containing 4 stables which has mains water and power connected. A Dutch barn with secure storage, feed room and tack room and two further stables. There is also a stone-built building previously used as kennels.

Adjacent to the stables is a floodlit 20m x 40m arena with a rubber surface and mirrors surrounding.

The land equates to circa 5.18 acres.

### Services

Mains electricity & water

Mains drainage

Oil fired central heating and hot water

### Local Authority

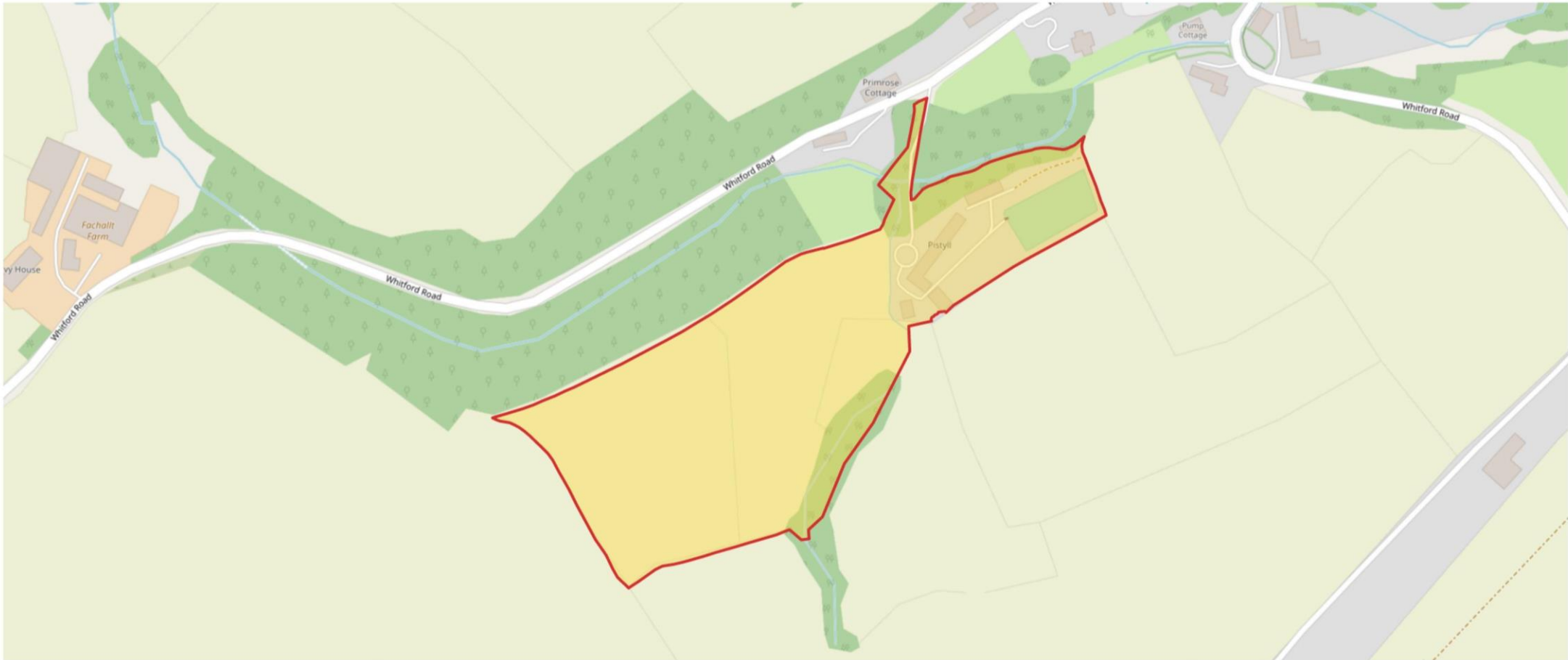
Flintshire County Council

[www.flintshire.gov.uk](http://www.flintshire.gov.uk)

### Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





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