



## Afon Goch

Trelogan, Holywell, CH8 9BD

Offers In The Region Of £625,000



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### Entrance Hall

Upon entering the property, you are welcomed through the original wooden double doors from the former pub, now repurposed to create a striking and characterful entrance porch. This spacious area is tiled underfoot and includes UPVC double-glazed windows to the front elevation, allowing natural light to pour in while offering panoramic countryside views. The entrance hall also features an internal UPVC-glazed window into the living area, as well as ceiling lights, power points, and an electric radiator. Substantial in size, this area is perfectly suited for coats, shoes, and general storage, reflecting both its heritage and practical function. A wooden door from this area leads directly into the one-bedroom annexe, offering a sense of privacy and separation and a further wooden door opens into the property.

### One-Bedroom Annexe

The self-contained annexe, accessed via a separate door from the entrance porch offers a private bedroom, kitchen and living space. This section of the home is ideal for guests, relatives, or even as a potential income-generating unit.

### Main Open-Plan Living / Dining Area

From the entrance porch, a solid wooden door opens into the heart of the home, an expansive and beautifully appointed open-plan living and dining area, designed to offer both comfort and versatility for modern family living. This impressive space effortlessly accommodates multiple configurations, whether you envision a formal sitting room or a casual family lounge as well as an elegant dining area for entertaining guests. Feature focal point of the room is a striking inset brick fireplace, complete with a substantial reclaimed timber beam that pays homage to the property's heritage as a former inn. This commanding focal point is complemented by a second decorative stone feature fireplace at the centre of the room adding texture and architectural interest to the space. The room is finished with high-quality wood flooring throughout, lending warmth and continuity to the open layout, power points and radiators. Ceiling lights and spotlights provide an ambient atmosphere at all times of day. UPVC double-glazed windows to both the front and rear elevations flood the space with natural light and frame picturesque views of the surrounding countryside. As with the rest of the property, a discreetly installed sprinkler system enhances peace of mind and adds a layer of advanced safety.

This open-plan living and dining area is a superbly flexible environment and is a central living area which opens naturally into several adjoining rooms and spaces, and is ideal for everyday family life, hosting large gatherings, or simply enjoying the serene rural setting in effortless style.

### Study

The study is located just off the main living area and is another versatile room that could function as a home office or a playroom. It features wood-effect laminate flooring, a radiator, ceiling light, power points, and a frosted UPVC double-glazed window to the side elevation. A door from the study provides access to the downstairs bathroom.

### Downstairs Bathroom

The ground floor bathroom is well-equipped with a three-piece suite, including a W.C., a pedestal sink with mixer tap over with tiled splashback, and a corner bath with mixer tap. Partially tiled walls enhance the space, which also benefits from the tiled-effect laminate flooring. The room is well-lit and ventilated by two frosted UPVC double-glazed windows to the side elevation, and an additional UPVC double-glazed frosted window to the rear elevation. A chrome towel rail radiator adds both functionality and style.

### Kitchen / Diner

A step up into the generous kitchen / diner, perfect for family gatherings and entertaining.

The kitchen is fitted with a range of modern wall and base units, topped with complimentary wooden worktop surfaces. The white acrylic sink with a mixer tap and drainer are positioned beneath the window, offering pleasant rear garden views. Integrated appliances include a built-in microwave, double oven, fridge/freezer, and a five-ring gas hob with extractor fan over. The room also includes a freestanding fridge/freezer, range cooker and large dining table and features power points, sprinkler system, tiled-effect laminate flooring, radiators, with two UPVC double-glazed windows to the rear elevation overlooking the rear garden. A wooden door leads directly into the rear garden, enhancing indoor-outdoor connectivity.

### Separate Living Room & Bar Area

Steps with handrails lead from the main living area into a raised, separate living room and bar area,

which adds another dimension to the home's entertainment space. This room features wood flooring, ceiling light and spotlights, power points, radiator and a continuation of the home's safety-focused sprinkler system. UPVC double-glazed windows to the side and rear elevation provide ample natural light as well as countryside views. The standout feature of this room is the fitted bar, ideal for entertaining guests or relaxing evenings at home. Behind the bar is a step-down area with tiled-effect laminate flooring. You will also find a door providing access to the front garden.

### First Floor Accommodation

A staircase rises from the dining area, part of the expansive open-plan living and dining space, which leads to the first-floor accommodation. Beneath the staircase, you'll find a generously sized understairs storage cupboard, complete with built-in shelving and lighting, ideal for coats, household essentials, or pantry overflow, offering both convenience and practicality without compromising on space.

### Landing

Ascending to the first floor of this expansive unique home, you're greeted by a long landing that sets the tone for the elegant and well-considered layout above. The landing features wood-effect laminate flooring underfoot and is well-lit with ceiling lights, supported by power points, two radiators and a built-in sprinkler system for added safety. From here, doors lead to six generously sized bedrooms and a family bathroom.

### Master Bedroom Suite with Dressing Area

The Master Suite offers an indulgent and private haven within this expansive home. Finished in wood-effect laminate flooring, the room is flooded with natural light from its front-facing UPVC double-glazed window that overlooks breathtaking countryside views. Equipped with a radiator, ceiling lights, power points, and a sprinkler system, this room has been designed with both luxury and comfort in mind.

An opening leads into a dedicated dressing area that offers the potential to be transformed into a full walk-in wardrobe, further elevating the suite's luxurious appeal. From here, a door opens into the private en-suite bathroom.

### Master Bedroom En-Suite

Appointed with a three-piece suite which includes a W.C., pedestal sink with mixer tap over and a patterned tiled splashback, a stylish L-shaped wood panelled bath finished with coordinating patterned splashback tiles. The same patterned tiles are echoed on the window sill of the rear facing frosted UPVC double-glazed window. A chrome towel rail radiator, extractor fan, sprinkler system, ceiling light, and wood-effect laminate flooring complete the serene and tasteful ambience.

### Bedroom Two

Positioned slightly elevated from the main landing via a few steps - Bedroom Two is a spacious and light-filled retreat with UPVC double glazed windows to both the side and rear elevations, offering views of the countryside and surrounding gardens. The space is finished with wood-effect laminate flooring, a decorative ceiling beam that adds rustic charm, and is equipped with a radiator, power points, ceiling lighting, and sprinkler coverage and also benefits from its own private en-suite.

### En-Suite

Three-piece suite comprising of a W.C., a pedestal sink with mixer tap over and a patterned tiled splashback, a shower cubicle with modern PVC panelled walls and a mains-powered wall-mounted shower, a chrome towel rail radiator, ceiling light, extractor fan and wood-effect laminate flooring.

### Bedroom Three

Bedroom Three is another generously proportioned and beautifully presented room, finished with stylish wood-effect laminate flooring and enhanced by a charming decorative ceiling beam. A large rear-facing UPVC double-glazed window floods the space with natural light, while modern comforts include power points, a radiator, ceiling lighting, and a built-in sprinkler system. A private door leads seamlessly into its own en-suite, offering convenience and privacy.

### En-Suite

This stylish en-suite features a modern three-piece suite comprising of a W.C., a wall-mounted sink with chrome mixer tap and decorative splashback tiling, and a shower cubicle fitted with a wall-mounted electric shower and contemporary PVC wall paneling. The space is further enhanced by a chrome towel rail radiator, an extractor fan, and a frosted UPVC double-glazed window to the side elevation, allowing natural light in while preserving complete privacy.

Tel: 01352 711170

#### Bedroom Four

Currently utilised as a home gym, Bedroom Four offers excellent versatility and could easily serve as a comfortable fourth bedroom. It is finished with attractive wood-effect laminate flooring and features a painted decorative beam, ceiling lighting, power points, a radiator, and a built-in sprinkler system. A rear-facing UPVC double-glazed window provides pleasant natural light and garden views, making the space ideal for relaxation or recreation.

#### Bedroom Five

Elevated at the front of the home, Bedroom Five enjoys an enviable position with far-reaching countryside views framed perfectly by a UPVC double-glazed window. The room is generously sized and thoughtfully appointed with wood-effect laminate flooring, a radiator, sprinkler system, power points, and ceiling lighting. A private door leads into its own beautifully finished en-suite, offering privacy and comfort in equal measure.

#### En-Suite

This stylish en-suite features a modern three-piece suite comprising of a W.C, wall-mounted sink with chrome mixer tap over and decorative splashback tiles, a shower cubicle with a wall mounted electric shower and modern PVC cladding. The space is enhanced with wood effect laminate flooring, ceiling lighting, an extractor fan, and a chrome towel rail radiator.

#### Bedroom Six

While the smallest of the six bedrooms, Bedroom Six remains impressively spacious and thoughtfully styled. Beautifully finished with wood-effect laminate flooring, the room enjoys uninterrupted countryside views through its front-facing UPVC double-glazed window, creating a serene and scenic retreat. It also benefits from modern features including a radiator, power points, a ceiling light, and a built-in sprinkler system.

#### Family Bathroom

Serving the rest of the household, the family bathroom continues the elegant aesthetic found throughout the home. It is fitted with a three-piece suite comprising of a W.C, a vanity unit with inset sink and mixer tap over and tiled splashback, offering practical storage beneath, and a panelled bath with complimentary tiles, a mixer tap and handheld shower attachment over. An extractor fan, sprinkler system and ceiling lighting ensure both comfort and safety. A UPVC double-glazed window to the front elevation offers natural light and spectacular rural views, framed by a deep wooden sill that adds character. A chrome towel rail radiator ensures warmth and elegance year-round.

#### Outbuildings

At the front of the annexe, though separate from it, there is an additional, conveniently placed storage area, providing yet another functional solution that aligns with the practical demands of modern family life. Nestled into the rear of the property are two brick-built storage units. One of these buildings houses the recently installed air-source heat pump, discreetly positioned to serve the home's modern energy-efficient system. The second structure offers practical outdoor storage, ideal for gardening tools, bicycles, or seasonal equipment.

#### External

Set on a picturesque plot of just under an acre, this remarkable residence immediately conveys a sense

of luxury and exclusivity. Accessed via a gated entrance with a driveway providing 'off road' parking. The beautifully landscaped, wraparound gardens have been thoughtfully designed to balance visual appeal with practicality. Slate-paved areas and pathways flow throughout the grounds, complemented by decorative stone beds, elegant planting, and additional slate details that enhance both structure and charm. Manicured lawns border the home, edged with mature shrubs and stone-edged flower beds that bring texture and seasonal colour, creating a cohesive and inviting outdoor setting year-round. An elevated paved terrace provides a perfect setting for outdoor entertaining, complete with a BBQ area and space for garden furniture. A wooden gate from this space opens to the upper rear garden, where the property's elevated position offers uninterrupted panoramic views of the surrounding countryside, visible from both front and rear. The rear garden is arranged over tiered levels. The upper tier features a lawn enclosed with wood-pannelled fencing. The lower slate-paved terrace, accessible directly from the kitchen/diner or via a path around the house. Between the two there is steps up to a middle lawn level, ideal for children's play or relaxed seating. Throughout, stone-retaining cage walls and rustic details reflect the home's charming character.

From its stunning natural setting and sweeping views to its variety of garden zones, private terraces, and versatile outdoor structures, every aspect has been crafted to support luxury living in a rural retreat. Whether for peaceful moments of solitude or lively gatherings with loved ones, these grounds elevate the lifestyle this exceptional property affords.

#### Location

Located in the charming and well-regarded village of Trelogan, Afon Goch Inn enjoys the best of both worlds: peaceful rural living in the heart of the North Wales countryside, with convenient access to the coast, market towns, and major city hubs. This quiet community is just a short distance from the Clwydian Range Area of Outstanding Natural Beauty, as well as the popular coastal towns of Prestatyn and Talacre Beach. Despite its rural setting, Trelogan offers excellent connectivity. The historic city of Chester is under 45 minutes away, while Liverpool and Manchester can be reached in under an hour, making it perfectly positioned for commuters, weekend escapes, or relocating professionals. Local amenities, well-regarded schools, and a wealth of leisure opportunities including hiking, cycling, equestrian trails, and golf courses make this an idyllic setting for families and nature lovers alike.

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

#### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.



## Road Map



## Hybrid Map



## Terrain Map



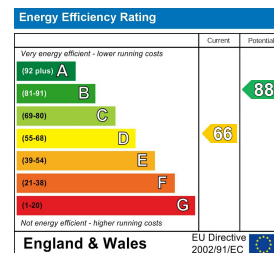
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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