



HENBLAS
Llanasa, Flintshire, CH8 9LY

PETER LARGE
The Plum Collection



HENBLAS
LLANASA
FLINTSHIRE
CH8 9LY

An historic country house of immense charm and character in large private gardens with outbuildings, garaging and further detached cottage.

Residential

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD
19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA
45-47 Market Street, Abergele, Conwy, LL22 7AF
47-49 Madoc Street, Llandudno, Conwy, LL30 2TW

t. 01745 888100 prestatyn@peterlarge.com
t. 01745 334411 rhyl@peterlarge.com
t. 01745 825511 abergele@peterlarge.com
t. 01492 873854 llandudno@peterlarge.com

Lettings

19 Clwyd Street, Rhyl, Denbighshire, LL18 3LA t. 01745 336699 lettings@peterlarge.com

Survey & Energy Assessors

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD t. 01745 888100 survey@peterlarge.com

Henblas dates back to 1645 and is a listed Grade I building, of architectural merit and historical importance. Properties of this style and character rarely come on the open market and this property is a fine example of the late Elizabethan architectural style and is predominately constructed of stone under a slate roof, with copped gables and ball finials, together with stone chimney stacks. The property is listed in P. Smiths "Houses of the Welsh Countryside" and this provides the detailed account of the properties history. Within the grounds of the property stands Henblas Lodge, which is a detached two storey property listed Grade II and dates back to the late 17th Century, originally of stone under a thatched roof, the property was improved in the 19th Century with the addition of sash windows and a slate roof.

The property occupies an extremely private position in the centre of this much sought after village and stands behind a high stone wall. Llanasa is in a conservation area and is regarded as one of the best villages in the area and has won the "Best Kept Village Award" for the county on several occasions together with the "Prestigious Best Kept Village in Wales". Llanasa boasts a village hall, public house and church which dates back to the Norman period. The coast is easily accessed at Prestatyn and Talacre about 3 miles and the A55 expressway is easily accessed at Caerwys, which makes for commuting to Chester about 25 miles, Liverpool 35 miles and Manchester 60 miles. The accommodation is arranged over three floors and offers versatile accommodation, which is well suited to the family buyer. The property was restored in the late 1960's early 1980's and the interior retains many original features with deep window sills, mullioned stone windows, exposed ceilings and wall timbers, impressive fireplaces particularly to the Dining Room with quality Oak joinery throughout, and there are unusual lozenge pattern stone flags to many of the floors. The vaulted gallery on the second floor with arched raised roof and pre-exposed trusses is an impressive room. The kitchen, which is to the front of the house, includes a range of 'Smallbone' pine wall and floor units, integrated oven and grill with four-ring hob and a red two-oven oil fired "Aga" set in a stone fireplace. The first floor provides two double bedrooms, one with a dressing room, and one bedroom/drawing room, bathroom and the second floor with a further double bedroom with a child's bedroom and the impressive galleried room.

In detail the accommodation affords:

SOLID WOOD DOOR:

Into:

ENTRANCE VESTIBULE:

6'11" (2.11m) x 6'9" (2.06m). Having part wood panelled walls and original stone flooring.

DINING HALL:

16'5" (5.02m) X 15'6" (4.73m). Having oak panelled walls, original stone inglenook fireplace with open fire, power points and stone framed windows providing aspects over the front, side and rear of the property.

INNER HALLWAY:

Having power points, storage cupboard and personal door leading down to the Cellar.

GROUND FLOOR CLOAKROOM:

14'2" (4.32m) x 3'11" (1.21m). Having a two-piece suite comprising low flush W.C. and wash hand basin with tiled splash-back.

SITTING ROOM:

17'7" (5.37m) x 16'8" (5.08m). Having a picture rail, double panelled radiator, stone feature fireplace on a stone hearth and open fire, power points, range of book shelving and a stone framed window providing an aspect over the rear of the property.

'AMDEGA' CONSERVATORY:

16'10" (5.15m) x 10'10" (3.31m). Having two radiators, power points and French doors providing access onto the rear garden.

KITCHEN:

16'9" (5.11m) x 16'7" (5.05m). Having a range of 'Smallbone' fitted units comprising wall cupboards with glazed fronted doors, open display shelving and plate rack adjoining. Extensive tiled worktop surface with one and a quarter bowl sink unit, a range of drawers and base units beneath, free-standing "Aga" four-ring electric hob, electric oven, power points. Exposed beamed ceiling and stone framed window providing an aspect over the front of the property.

UTILITY ROOM OFF:

9'11" (3.03m) x 7'10" (2.40m). Having a single drainer sink unit with free-standing base cupboards, plumbing for automatic washing machine and dishwasher, power points, part tiled walls and window providing an aspect over the side of the property.

WALK-IN PANTRY:

8'0" (2.45m) x 3'10" (1.18m). Having a window providing an aspect over the front of the property, power point and stone flooring.

PASSAGE TO ORIGINAL BACK DOOR OFF INNER HALLWAY:

22'5" (6.84m) x 3'10" (1.19m). Providing access to the side of the property, power points and stone flooring.

OFFICE:

5'9" (1.75m) x 4'9" (1.46m). Having double panelled radiator and power points.

STAIRS From Reception Hall:

Lead to:

HALF LANDING:

Having a stone framed window enjoying a view over the rear garden. Leads up to:

FIRST FLOOR ACCOMMODATION AND LANDING:

Having a radiator.

BEDROOM ONE:

17'0" (5.18m) x 16'6" (5.03m). Having double panelled radiator, power points and stone framed windows providing aspects over the front, side and rear of the property.

WALK-IN DRESSING ROOM OFF:

8'5" (2.57m) x 3'5" (1.05m). Having single panel radiator, fitted wardrobes and dressing table.

BEDROOM TWO:

17'0" (5.19m) x 16'10" (5.14m). Having wash hand basin with mirrored back, double panelled radiator, power points, walk-in storage cupboard and stone framed windows providing aspects over the front and side of the property.

BEDROOM THREE (Currently utilised as a DRAWING ROOM):

21'1" (6.44m) x 17'7" (5.37m). Having stone feature fireplace sat on a raised stone plinth and open fire, double panelled radiator, power points and stone framed window providing an aspect over the rear garden.

BATHROOM:

14'3" (4.34m) x 9'2" (2.79m). Having a four-piece suite comprising low flush W.C., panelled bath with shower over, pedestal wash hand basin and bidet. Part tiled walls, built-in airing cupboard and single panel radiator with large heated towel rail over.

STAIRS from First Floor Landing:

Lead to:

HALF LANDING:

Having a stone framed window enjoying as aspect over the rear garden and leads up to:

SECOND FLOOR ACCOMMODATION AND LANDING:**BATHROOM:**

14'6" (4.42m) x 9'3" (2.83m). Having a coloured three-piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C. part tiled walls, access to roof space and large chrome heated towel rail.

BEDROOM FOUR:

17'1" (5.23m) x 16'5" (5.02m). Having a fitted wardrobe and stone framed windows providing views over the side and front of the property.

CHILDS BEDROOM OFF:

7'3" (2.22m) x 7'2" (2.20m). Having exposed roof purling's and stone framed window providing a view over the front of the property.

BANQUETING HALL/GALLERY:

40'10" (12.45m) x 17'5" (5.30m). Having exposed roof purling's and beams, exposed stone walls, spotlighting, power points and twin stone framed windows providing an outlook over the front and rear of the property.

OUTSIDE:

The property is approached via two entrances with a sweep around driveway, with gravelled parking area providing ample parking spaces for several vehicles to the west a drive leads to a detached stone and slated barn which comprises **DOUBLE** and **SINGLE GARAGES, STORE ROOM** and first floor **WORKSHOP**, which can be accessed independently via an external staircase. The barn has been re-roofed in the last 25 years and has potential to be used as offices or secondary accommodation. The gardens are to the south of the house and have been professionally landscaped over the years. There are beech hedges leading to a side garden, which has frontage to the road, **SUMMERHOUSE, GREENHOUSE** and composting area.

SERVICES:

Mains electricity, drainage and water, central heating is by way of oil.

COUNCIL TAX BAND:

Henblas: Band I – Flintshire County Council 01352 752121

Henblas Lodge: Band E

TENURE:

The Tenure is Freehold with vacant possession upon completion.

AGENTS NOTES:

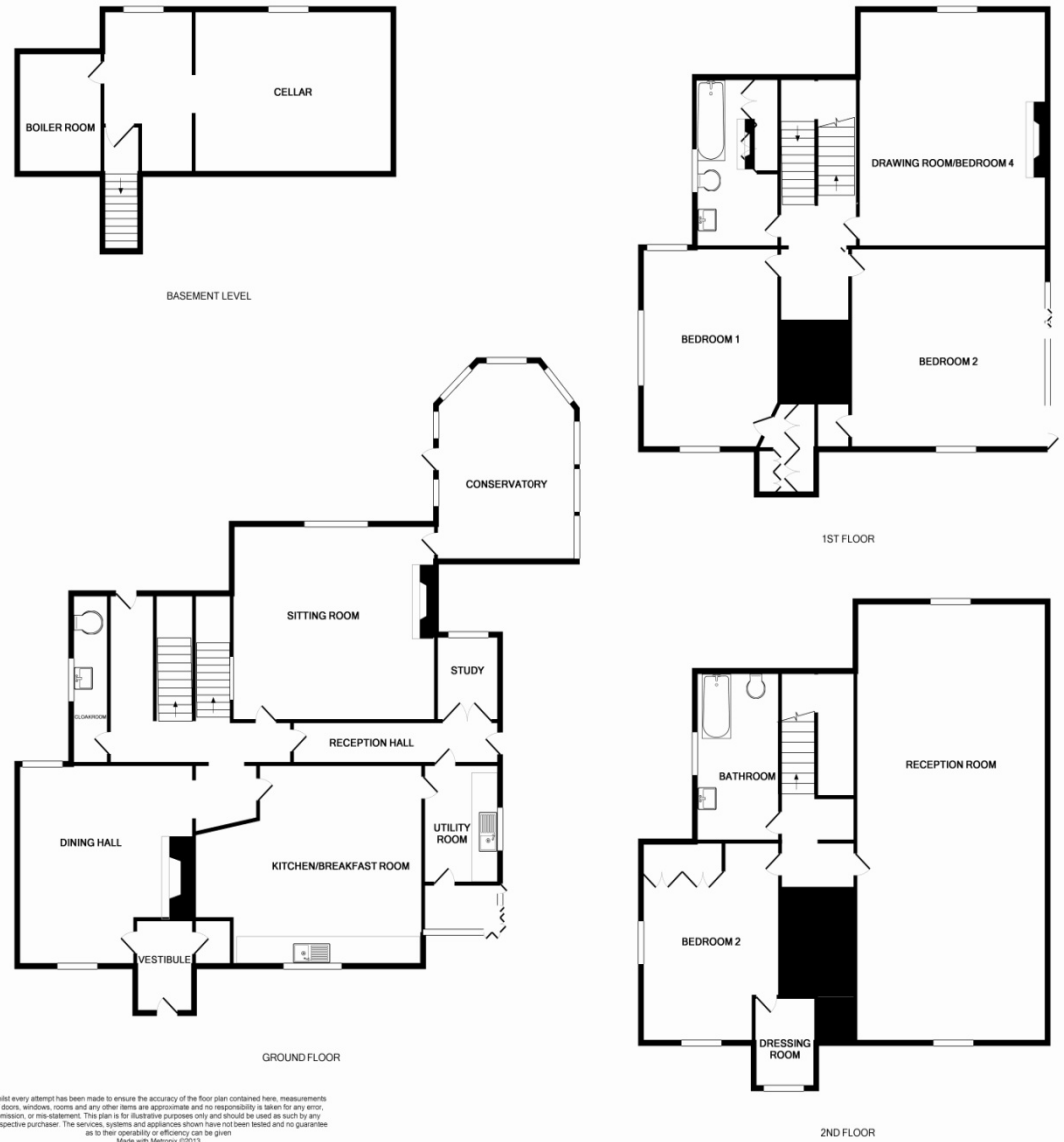
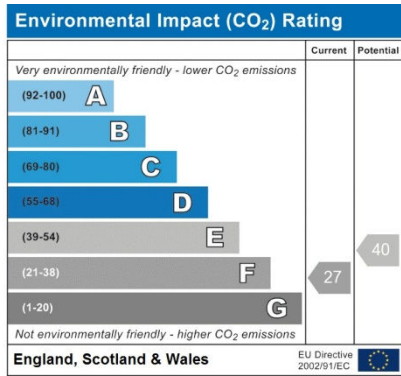
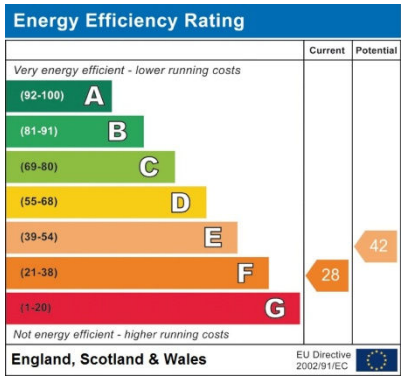
The owners of the neighbouring "Tithebarn Cottages" have rights of access over the side driveway to their own garages.

DIRECTIONS:

From the Prestatyn Office proceed right along Meliden Road over the top of the High Street onto Gronant Road, at the Mill Pond turn right onto Upper Gronant Road and proceed through the village of Gronant, up the hill to Gwespys crossroads turning right signposted Llanasa, on entering the village the arched castellated entrance for Henblas will be seen after a short distance on the left hand side.

VIEWINGS

Strictly by appointment with the agents:
 Peter Large Estate Agents Prestatyn Office, 19 Meliden Road, Prestatyn, LL19 9SD.
 Telephone No. 01745 888100. Fax No. 01745 853589.
 E-mail: prestatyn@peterlarge.com



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



