



Horseshoe Cottage
Llanarmon yn Ial, Denbighshire



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Horseshoe Cottage

Mill Lane, Llanarmon yn Ial
Mold, Denbighshire, CH7 4QF.

A 4 bedroomed country property with indoor swimming pool complex and extensive equestrian facilities, located in an Area of Outstanding Natural Beauty.

- A well planned and superbly appointed country house.
- GF: Inner hall, sitting room, dining room, breakfast kitchen, snug, utility room, rear lobby, pool room with swimming pool, jacuzzi, shower/changing room.
- FF: Landing, Master Bed with en-suite shower room and dressing area, three further dble bedrooms, family bathroom.
- Excellent equestrian facilities inc. Det. timber built stable block with 4 stables, tack and feed room, sep. Shetland stable, sep. 12'x12' storage/hay barn. Mobile dble field shelter.
- Superb 45m x 25m manege with silica sand and rubber surface. Post and rail perimeter fenced.
- Delightful outside entertaining space with stunning southerly aspect overlooking the countryside beyond.
- Good outriding via country lanes,
- Easy Commute to Chester - 30 minute drive.
- Thriving idyllic village location – Llanarmon-yn-Ial
- Approx. 4.7 acres, well drained, pastureland.

Llanarmon yn Ial 0.1m | Mold 7m | Wrexham 11m | Chester 18m | Shrewsbury 40m | Liverpool 46m | Manchester 56m



Situation

Horseshoe Cottage is set in a stunning rural location within the Clwydian Mountains "Area of Outstanding Natural Beauty" in North Wales between Llangollen and Ruthin. The property enjoys spectacular rural views. Snowdonia National Park is within easy reach.

The charming village of Llanarmon-yn-Ial is walking distance away having good local amenities including a village shop / off licence / newsagent / post office & public house. The historic market towns of Ruthin and Mold offer a wider range of shopping and leisure facilities & are 7 miles distant with the beautiful city of Chester only a 30 minute drive away.

There is local primary schooling at Llanarmon-yn-Ial, and secondary state schooling at nearby Mold and Ruthin. There is also well respected private schooling at Ruthin School, King's and Queen's in Chester, Moreton Hall in Oswestry and Shrewsbury School.

The A55 Expressway is less than 10 miles away, enabling an easy commute to Chester, Liverpool, Manchester and the North Wales Coast.

Description

Horseshoe Cottage was constructed in 1995 and provides well planned and superbly appointed family accommodation combined with a range of exposed ceiling timbers.

The Farmhouse benefits from a modern construction; it has a spacious layout, one of the main features of the property is the southerly aspect overlooking the property's stabling, land and beautiful views beyond.

Accommodation:

Entrance vestibule

Entrance door with stained and leaded glass feature.

Cloak room

High level wc, wall mounted wash basin, tiled walls and tiled floor.

Study

13'1" x 9'11" double glazed window with leaded glass,

feature exposed beamed ceiling.

Inner hall

Good sized inner hall with double internal glazed doors to both the dining room and sitting room, staircase rising to the first floor. Exposed feature ceiling beams.

Sitting room 24'2" x 14'4" A generously proportioned and naturally light principal reception room, triple aspect double glazed windows with leaded glass, feature full height exposed Cheshire brick chimney breast with rustic timber mantel, tiled hearth and inset jotul multi fuel cast iron stove. Double glazed double doors with leaded glass opening to the rear patio and enjoying attractive far reaching rural views.

Dining room 14'10" x 13'3" feature exposed ceiling timbers and double glazed double doors with leaded glass, leading out to the rear patio and enjoying far reaching rural views.

Breakfast kitchen 19'10" x 13'3" The kitchen is fitted with an excellent range of countryside pine fronted units comprising eye level cupboards with matching base cupboards and drawers. Matching island unit with integrated microwave and further wine rack. Laminated preparation surfaces with timber trim, island unit with a tiled surface. Space and connections for a range style cooker with tiled splash back and illuminated recess within an exposed Cheshire brick arch. Feature exposed ceiling timbers, recess down lighters, ample space for breakfast table and chairs, further feature exposed brickwork, integrated appliances including full sized dishwasher and refrigerator.

Snug 10'1" x 11' tiled floor, double glazed window with leaded glass to front, and feature exposed ceiling timbers.

Utility room 14'10" x 6'4" Excellent fitted range of pine fronted units comprising eye level cupboards with matching base cupboards and drawers, space and plumbing connections for an automatic washing machine, laminated working surfaces with tiled surrounds, one and a half bowl sink with mixer tap, double glazed window with leaded glass,





tiled floor and semi recessed down lighters.

Rear lobby

Tiled floor, double doors to outside plus glazing to one side and double doors leading through to

Pool room

A fantastic facility in the form of a heated covered indoor swimming pool with the principal pool room measuring 37'10" x 19'5" plus an additional section containing a hot tub style circular plunge pool, this areas measures approximately 10' x 10' with triple aspect windows enjoying the far reaching rural views. The principal pool area includes an easy step in indoor swimming pool which is heated and has feature lighting, retractable pool cover, pine clad ceiling, multiple spotlights, tiled walls, purpose made pool flooring, double glazed sliding patio doors leading to outside.

Shower room/changing room

With low level wc, wall mounted wash basin, tiled shower enclosure with thermostatic shower fitted, small double glazed window and pine clad ceiling. Door to pump room with pool heating, filtering and dehumidifier equipment.

First floor landing

Feature exposed roof purlins and ceiling timbers, feature exposed Cheshire brickwork, double glazed window with leaded glass to front.

Bedroom one

16'9" x 12'3" Measurement taken to front of wardrobes plus 10'1" x 9'6" (dressing area). feature exposed ceiling timbers, recess down lighters, triple aspect double glazed windows Excellent range of fitted stylish bedroom furniture adjustable wall mirrors.

En-suite shower room

Spacious en-suite which is fully tiled and fitted with a white suite comprising tiled shower enclosure with mira electric shower fitted, low level wc and semi-recessed twin wash basins within a bathroom vanity unit, Recess down lighters, extractor fan, fixed wall mirror, double glazed window with obscure glass, chrome heated radiator/towel rail and tiled





floor.

Bedroom two

13'8" x 14'11", feature exposed ceiling timbers and double glazed window with leaded glass enjoying a rural outlook. Access to carpeted and decorated play loft with access ladder.

Bedroom three

14'8" x 10'11" feature exposed ceiling timbers, recess down lighters, access to a boarded and insulated loft space, small double glazed window with leaded glass to side and further leaded glass, double glazed window.

Bedroom four

11'4" x 9'3" With radiator, double glazed window with leaded glass, feature exposed ceiling timbers, airing cupboard housing mega flow pressurised hot water cylinder.

Family bathroom

Fully tiled and fitted with a white traditional style suite, comprising large bath within a tiled recess with period style mixer tap, low level wc, bidet and pedestal wash basin, tiled corner shower enclosure with mira electric shower fitted. Tiled floor, recessed down lighters, extractor fan and double glazed window with leaded glass.

Outside

Horseshoe Cottage is approached through an open brick wide pillared entrance to a tarmac driveway, with ample off road parking/turning space for several vehicles. A gateway provide access round to the rear to the equestrian facilities.

Rear Patio/Entertaining area provides an elevated south facing outdoor entertaining. There is a further section of well planted and landscaped formal garden.

Detached brick built double garage with slate roof and personal door to the side. Power and lighting, concrete base.

Equestrian Facilities

Gated entrance into Stable yard which includes;

Detached Timber Stable Block with 4 stables in total, three 12'x12' and one corner stable 16' x12'.

A **mobile Shetland Pony Stable** is also located on the yard. Each permanent stable benefits from concrete floor with rubber matting, canopy over and concrete forecourt. Automatic water drinkers, rear windows and hay bar to 3 stables. Power, lighting and rug racks. N.B stable block can be seen easily from the property.

Lockable Tack Room 11' x 8'

Separate gated area incorporating:

Feed Room 12' x 6' Timber framed.

Store Room/Haybarn 12' x 12' timber framed with hard core base – Vendors currently use for storage of hay and other equipment.

Muck heap.

Manege 45m x 25m silica sand and rubber surface, post and rail perimeter fenced. Fixed dressage mirrors.



Land

Approx. 4.7 acres, well drained pastureland, post and rail perimeter fenced. The vendors report all year round turnout. Mobile double field shelter (located in paddock)

Services

Mains electricity and water are connected, drainage to a septic tank. Lpg fired heating

Local Authority

Denbighshire County Council

Council Tax Band/Rates

Band I

Viewing Strictly by appointment with Jackson Equestrian
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EPC - D



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