



Gwysaney Hall, Mold, Flintshire





# Gwysaney Hall

## Mold, Flintshire CH7 6PA

A wonderful, historic country house in beautiful, elevated and peaceful surroundings with two cottages, a pinetum and land.

Mold 1.8 miles, Chester 12 miles, Liverpool 26 miles, Manchester 49 miles, Manchester airport 42 miles, M6 32 miles

3 Halls | Drawing room | Sitting room (The Smoking Room) | Dining room | Billiard room Office | Study | Kitchen/breakfast room | Larder and pantry | 2nd Kitchen | Garden room | WC Laundry room | 1st Floor sitting room, kitchen, bedroom and bathroom | Lift | 8 Bedrooms Dressing room | 4 Bathrooms | Shower room Ironing room | Drying room | Linen room 5 storage rooms/additional bedrooms | 4 Attic rooms | Cellar | Basement stores and workshop Gardens | Pinetum | 2 Cottages | Stable Garage | Workshop | In all c. 24.43 acres

### The property

Grade II\* listed, Gwysaney Hall has a colourful and well documented history. Links to Rhodri Mawr the King of all Wales in the 9th Century, and continuous family ownership since 1550, are just some of the highlights. The house is recorded in the Domesday Book in the 9th Century and the present Hall was built on the current site in 1603 by Robert Davies. Perhaps Gwysaney's most notable moment was in 1645 when the Hall was besieged and taken by Oliver Cromwell's Roundheads: all that remains from the scars of the battle is damage to the front door caused by a cannon ball! Gwysaney Hall is one of North Wales' finest and most historic residential houses, in an accessible location about 8 miles from the Cheshire border. At its heart is much of the original Hall, built in 1603, which has seen many changes over the years, including a partial rebuild in the mid-19th Century. The Hall has been in the present owner's family for over 450 years and is very

much a family home with the potential to be the perfect home for multi-generational living. The historic front door opens to a fine panelled Reception Hall, and a central corridor gives access to much of the ground floor, including: a panelled Drawing Room with a wide square bay window showing extensive views over the parkland; the Sitting Room (The Smoking Room) with very large carved stone chimney piece, and a study with ornate carved chimney piece, both with wonderful views; a Dining Room with fine stone arched recess; a large kitchen/breakfast room with a beamed arch opening into a secondary kitchen; a pantry and larder; and a utility area. A stone floor, with underfloor heating, runs throughout the kitchen and utility area. There is also a second office with CCTV wiring, with adjacent laundry, boiler house and heated garage. Also off the central corridor is a lift which runs to all floors, a door to a good wine cellar, a cloakroom, a coat cupboard and stone steps down to a basement which houses china stores, a workshop and general storage areas. A charming inner hall has a magnificent stone arch leading to the staircase hall and to the panelled Billiard Room/Library. A staircase rises through a series of half landings dividing towards the top onto the principal landings. The central landing leads to a large bedroom with a date stone of 1603 and a window seat overlooking the front park. The principal bedroom suite is accessed through a large oak door and comprises an inner landing, large bedroom with imposing views of the park and Cheshire Plains, an en-suite bathroom, and a dressing room. Also accessed off this landing are five further bedrooms, three bathrooms, a separate cloakroom, laundry room and a linen cupboard. The central staircase continues up to the top floor, which has potential to be an integrated apartment: current configuration is two further bedrooms and seven storage rooms/additional bedrooms, a shower room and separate WC, all with lift access.

At the western end of the Hall is a self contained flat, comprising sitting room/office, kitchen, bedroom and shower room.

















## Outside

The drive leads to the back of the Hall to a parking and turning area, and there is a gravelled sweep forking along the front facade.

Grass lawns lead down to the ha-ha with views across fields, estate parkland, and woods beyond. A gravelled path leads through the Listed wrought iron "Davies Gates" to the east front and Chapel Garden. There are dramatic views over the parkland and beyond.

The Chapel Garden includes a former chapel once attached to the Hall, with original walls and stone mullioned windows; features of the gardens include a Yew arch, Rose Garden with paths and box hedges, flower borders, stone walls and a backdrop of specimen trees, a dramatic water garden on the side of the hill below the Hall, an award-winning Pinetum with a wide variety of specimen trees under-planted with spring bulbs.

The Hall enjoys potential kitchen gardens within the former walled garden, with fruit cages, a potting shed, greenhouse and brick walled cold frames.

Also within the walled garden is a small paddock.

From here, a gateway leads to a grass courtyard flanked by Garden Cottage, Stable Cottage, the 'bullock barn', and through to the stable and hay stores, garages and outbuildings, and a large parking area to the rear of the house flanked by flowering borders.









## Location

Gwysaney Hall stands in a superb elevated location with far reaching views. To the south are views to the Clwydian Hills, and of Cheshire to the east. Despite its lovely rural setting, Gwysaney Hall is only 1.8 miles from the historic market town of Mold, which offers excellent everyday facilities and is home to one of Wales' leading theatres, Theatr Clwyd. There are four golf clubs within a short drive, including Northop and Padeswood. The historic city of Chester is within a half hour drive with a comprehensive range of shopping, restaurants, leisure and culture, including the City Walls, the racecourse, the Cathedral, and Storyhouse theatre. There are many beautiful scenic walks and cycle routes nearby.

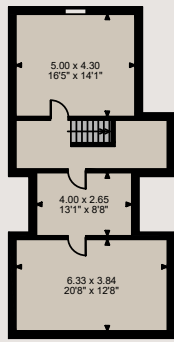
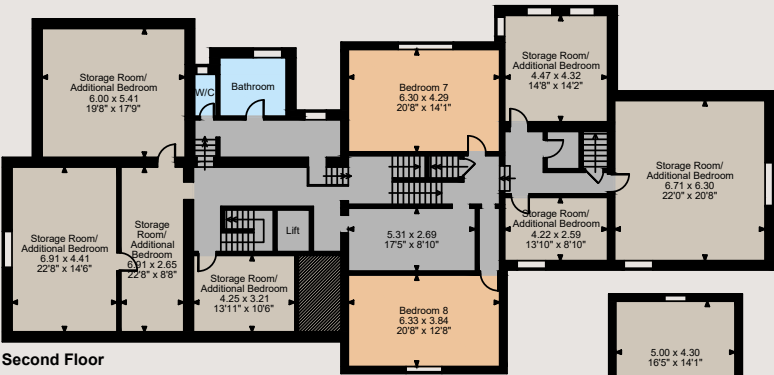
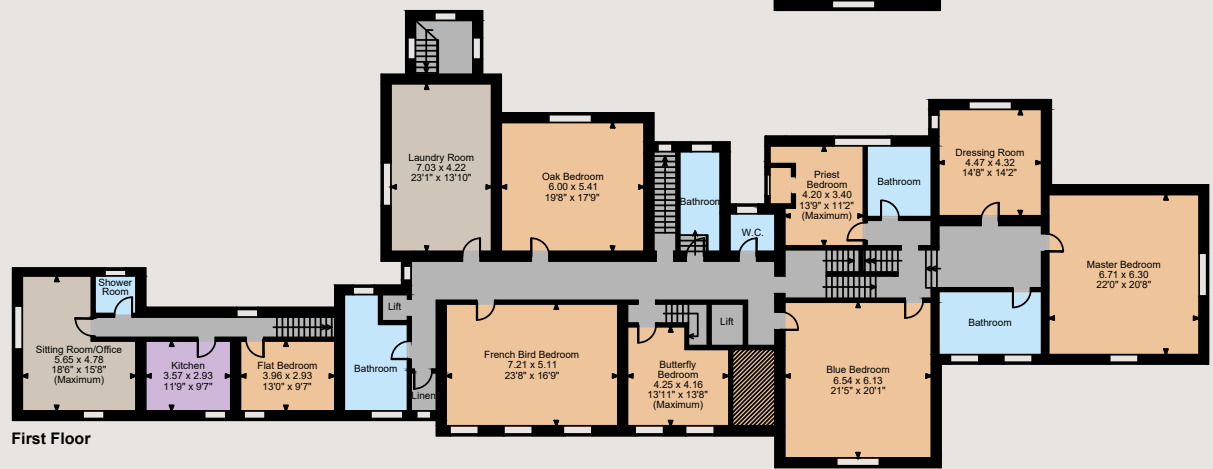
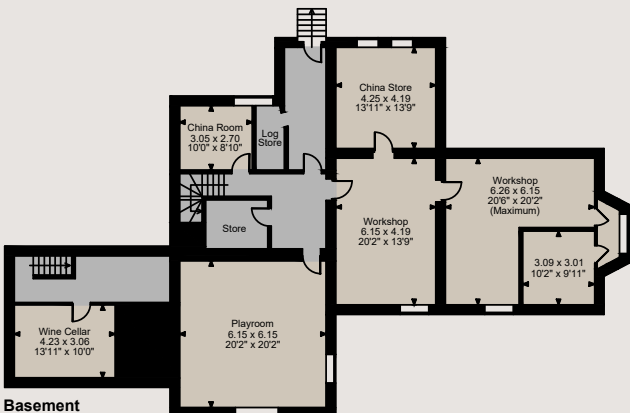
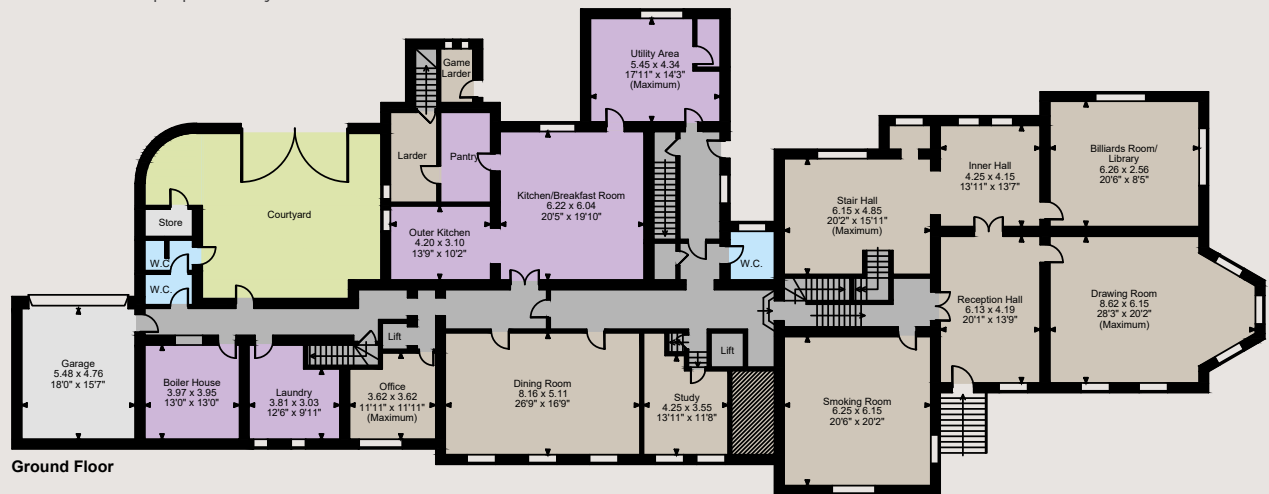
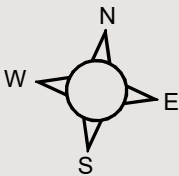
There are superb communication links via the A55 linking to the M56 (16 miles) and the major conurbations of Liverpool (26 miles), Manchester (49 miles), Manchester Airport (42 miles) and the M6 (32 miles). Additionally, there is Hawarden Airfield near Chester, only 10 miles away, which services private aircraft. Chester provides direct rail links to London in under 2 hours.

There is a wide selection of schools within easy reach of Gwysaney: Mold Alun School, Sychdyn CP School, Ysgol Bryn Coch, and Ysgol Bryn Gwalia. Private schooling in Chester includes Kings School, The Queens School and Abbey Gate College.





Floorplans  
Main House internal area 16,961 sq ft (1,576 sq m)  
Garage internal area 281 sq ft (26 sq m)  
Total internal area 17,242 sq ft (1,602 sq m)  
Quoted Area Excludes 'External Courtyard & Store'  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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## The Cottages

Included in the sale of Gwysaney Hall are two three bedroom cottages.

The cottages border a large shared lawn, with a 'quadrangle' formed by a hedge on one side, and the Bullock Barn (currently used for storage and workshops) on the other.

## Garden Cottage

A very pretty detached Grade II listed house overlooking lawned gardens to the front, Garden Cottage is wonderfully spacious, and comprises:

Dining hall | Sitting room | Kitchen  
Conservatory | Utility room | WC  
3 Bedrooms (one en suite) | Family bathroom  
Garden | Patio | Council Tax Band: G

The house has oil fired central heating, private drainage and mains water.

## Stable Cottage

Found behind Gwysaney Hall, Stable Cottage is a Grade II listed house and forms the gable end of the stable block. It comprises:

Sitting room | Kitchen | Pantry | Utility room  
WC | 3 Bedrooms | Bathroom  
Council Tax Band: C

The house has oil fired central heating, private drainage and mains water.

## Directions

From the A55, exit at J33B on the A494 signposted Mold/Yr Wyddgrug. After 1.8 miles at the roundabout take the 2nd exit onto A5119. After 1.5 miles at the roundabout, take the 4th exit onto A541 and follow this road for 1.2 miles. Turn right at the Lodge House to Gwysaney Hall.



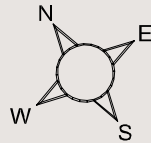


# Floorplans

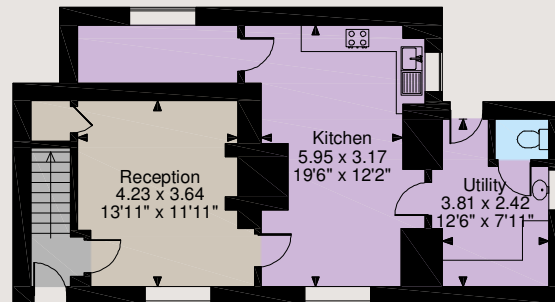
Garden Cottage Internal area 1,660 sq ft (154 sq m)

Stable Cottage Internal area 1,363 sq ft (127 sq ft)

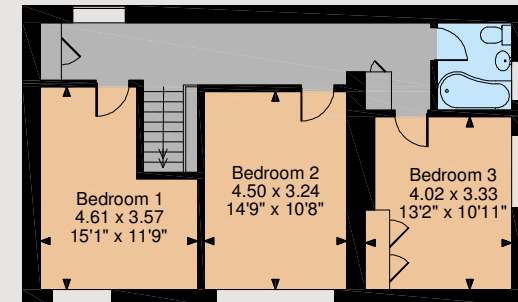
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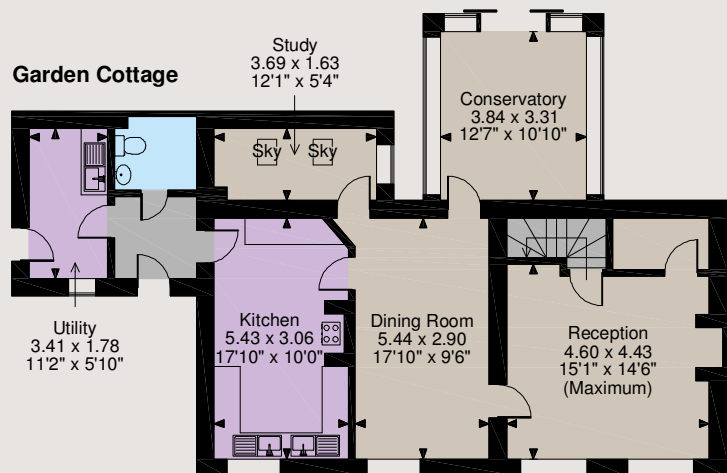
**Stable Cottage**



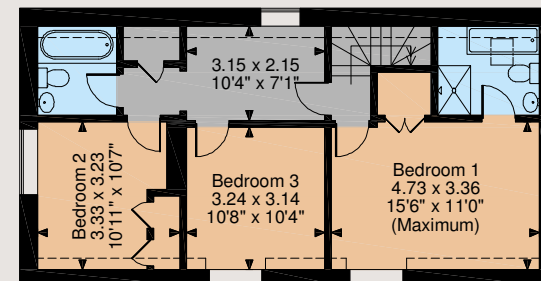
**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## General

**Local Authority:** Flintshire County Council

**Guide price:** £1,495,000

**Services:** Mains water, electricity, oil fired central heating, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band I

**Fixtures and Fittings:** All fixtures and fittings are excluded from the sale but may be available from the vendor's agent.

**Wayleaves, easements and rights of way:**

The property is being sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. The sporting rights are excluded from the sale. There are a number of public rights of way which cross the estate.



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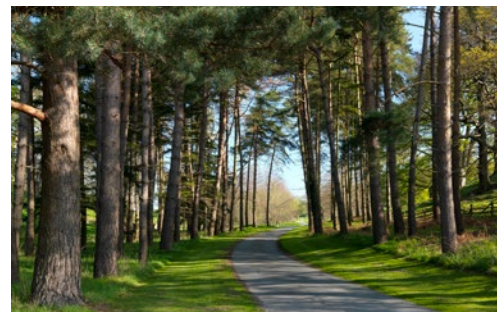
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