



Garn

| Henllan, Denbigh

| **Carter Jonas**

Garn Henllan Denbigh Denbighshire LL16 5BW

Historic Country House in idyllic setting.

A rare opportunity to acquire an elegant Country House set in its own Parkland and Woodland with two cottages and an impressive range of traditional stone barns and outbuildings.

In all extending to about 146 acres (59 ha).

For sale by private treaty as a whole.



Property

Garn is a delightful residence which occupies a fine setting within its own Parkland. The property is principally of early Georgian classical style, with mid-17th Century and late Victorian elements. Garn presents a rare opportunity for a purchaser to acquire a manageable estate with scope for renovation and development.

The House is set within circa 12 acres (4,8 ha) of gardens and grounds and includes two cottages and an extensive range of traditional outbuildings.

The House has retained its fine original interior details with ground and first floor oak panelled rooms and ornate plastered ceilings. There are five principal bedrooms with a further six former bedrooms on the second floor.

The surrounding land comprises of old pasture with ancient woodland running down to the River Meirchion.

Location

Garn is located to the north of the village of Henllan, which provides a number of services including a primary school, post office and pub. The larger town of Denbigh is located 2.4 miles to the southeast whilst St Asaph lies 4.5 miles to the north. Further afield, Llandudno is 25 miles north west and the City of Chester lies 32 miles east.

Land

The land is ring fenced and extends to circa 146 acres (59 ha) with a good network of internal tracks and external road access points. There are circa 83 acres (33 ha) of good quality grassland, suitable for mowing and grazing. The mixed woodland extends to circa 51 acres (20 ha) and is predominately designated as SSSI and SAC of the Afon Meirchion and Elwy Valley.

Country House

Garn is a Grade II* listed Country House encompassed by the compelling charm of its own private grounds.

The internal accommodation comprises of an impressive Entrance Hall with a counter-changed black and sandstone flagged floor, oak panelling and richly decorated ceiling with original ornate plasterwork.

The Dining Room, Oak Parlour, Library and Main Staircase are directly accessed from the Entrance Hall.

The Dining Room features three sash windows overlooking the Front Drive, sandstone fireplace with log burner, painted wooden panelling, ornate plaster ceiling and solid wood floorboards.

The Oak Parlour has fine late 17th Century full height oak panelling, marble fireplace, decorative plasterwork and four sash windows with views over the Eastern Garden, Parkland and Front Drive.

The Library is generously proportioned with two large windows enjoying far reaching views to the Clwydian Range, stone fireplace and ornate plastered architrave.

Beyond the principal rooms, there is a separate lobby with doorway onto the Eastern Garden. Additionally, there are two corridors providing access to the Butlers Pantry, Study and Victorian Wing beyond. A further corridor gives access to the Kitchen, Utility, WC's, Secondary Staircase, ancillary rooms and door onto the rear Courtyard.

The Kitchen has an ornate plaster ceiling, triple arched fireplace with an oil fired Aga and an adjoining Pantry. Beyond the Kitchen, via a flagstone floor is access to the Cellar, Snug, WC and Store.



The Main Staircase is a fine example of a wide oak design with a first-floor gallery leading to the 19th Century Drawing Room. The Drawing Room features an ornate marble fireplace, decorative plaster ceiling and views onto the Parkland through two large sash windows. Originally, access was provided into the Billiard Room via the Conservatory, but the staircase has since been removed.

The Main Stairs continue up to the Main Hall Landing with wooden floor and views onto the Front Drive. The spacious Landing provides access to the Principal Bedroom with ornate plastered ceiling and views over Parkland. There is a separate bathroom, further double bedroom with ornate plastered ceiling, wooden floorboards and four sash windows overlooking the Front Drive and Parkland. A further double

Bedroom with windows to the front and oak flooring is supplemented with an adjoining bathroom. A separate double Bedroom overlooks the rear Courtyard and has a Shower Room and stone fireplace. This room has a door into a linked double Bedroom, which can also be accessed from the Service Corridor.

The Secondary Staircase is oak and provides access to a first-floor service corridor for the Principal Bedrooms as well as two WC's, Boiler Room, Washroom and linked Bedroom. On the Second Floor, there are 6 attic bedrooms in need of renovation.

The Victorian Wing of the house is largely inaccessible and whilst parts of the property are in a state of disrepair, the majority of Garn is in fine order with an abundance of traditional historic features and charm.



Floor plan

Garn, Henllan

Approximate gross internal area:

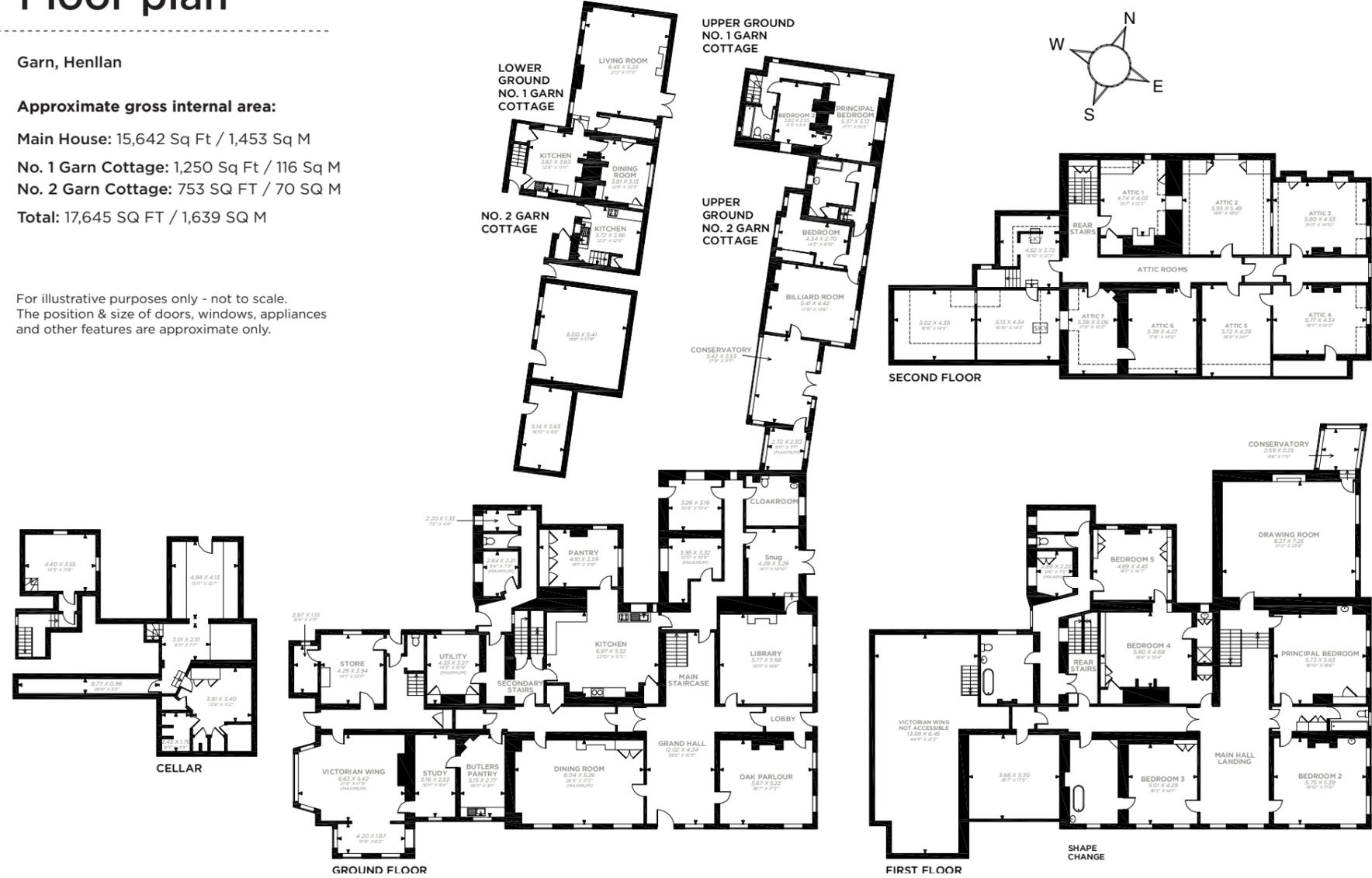
Main House: 15,642 Sq Ft / 1,453 Sq M

No. 1 Garn Cottage: 1,250 Sq Ft / 116 Sq M

No. 2 Garn Cottage: 753 SQ FT / 70 SQ M

Total: 17,645 SQ FT / 1,639 SQ M

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Cottages

No.1 and No.2 Garn Cottages are of stone construction with pebbledash rendering and slate roofs. The Cottages are connected to the rear of the Eastern Wing of the Main House and can be accessed externally through the Courtyard.

No. 1 Garn Cottages comprises of an Entrance Hall with access to the Kitchen and stairs to the First-Floor. The Kitchen benefits from fitted wall and base units and an electric hob and oven. Beyond the Kitchen is the Dining Room and Reception Room, both of which have brick fireplaces. The First-Floor features two double Bedrooms and a Bathroom.

No. 2 Garn Cottage is attached to No.1 and to the Main House by way of a Conservatory link. The property has one room on the Ground-Floor which serves as a Kitchen with fitted wall and base units. Upstairs there is one double Bedroom, a Bathroom and a Reception Room with fireplace and log burner.

Traditional Barns and Outbuildings

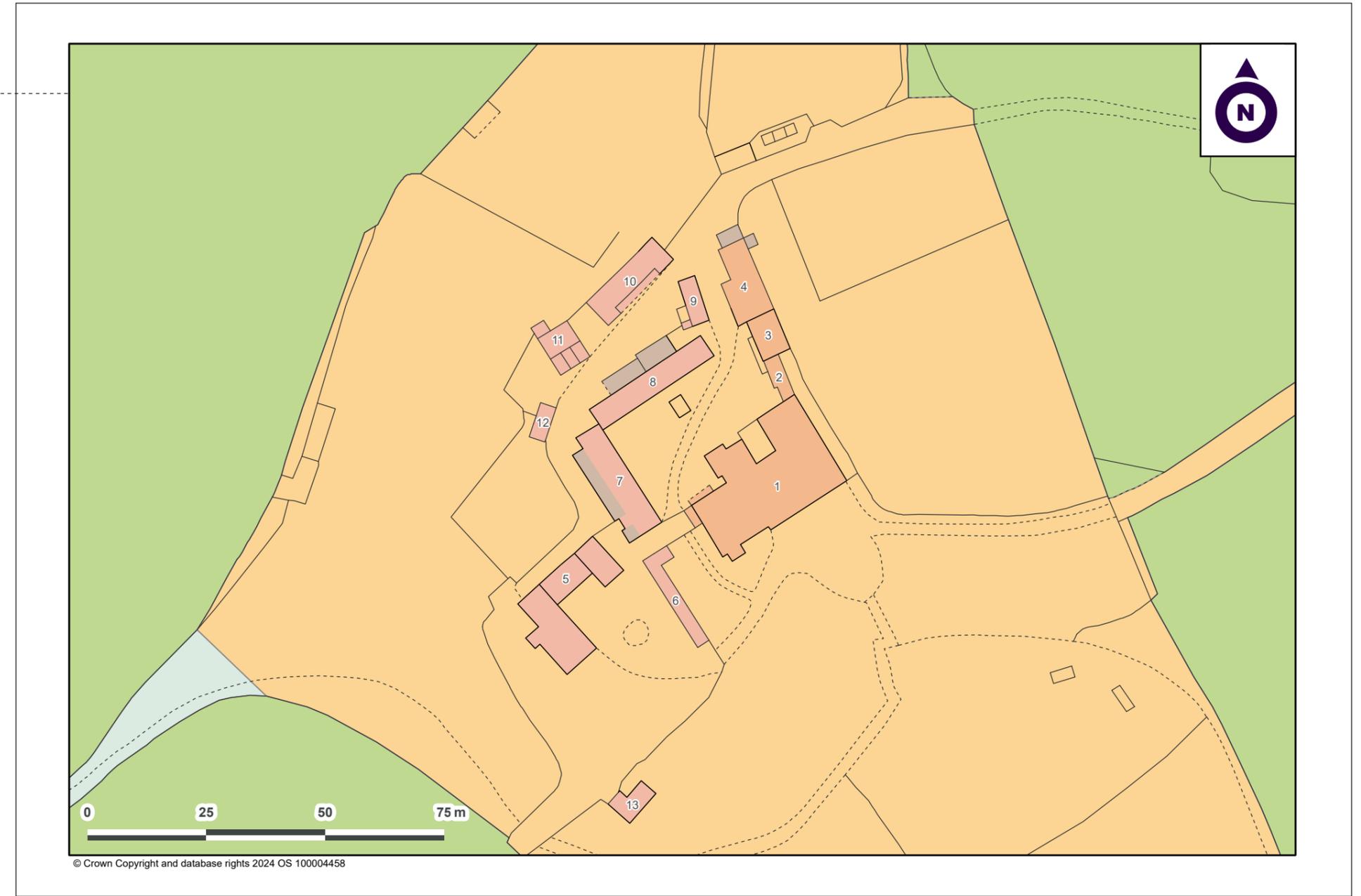
The extensive range of Grade II listed traditional stone outbuildings are set to the North of the Main House within a Courtyard. The traditional buildings date from 1746 and include a Stable Block, Cart Shed, two substantial Long Barns and former stone Kennels. The buildings have a wealth of traditional features and offer conversion potential subject to gaining the necessary planning and listed building consents.

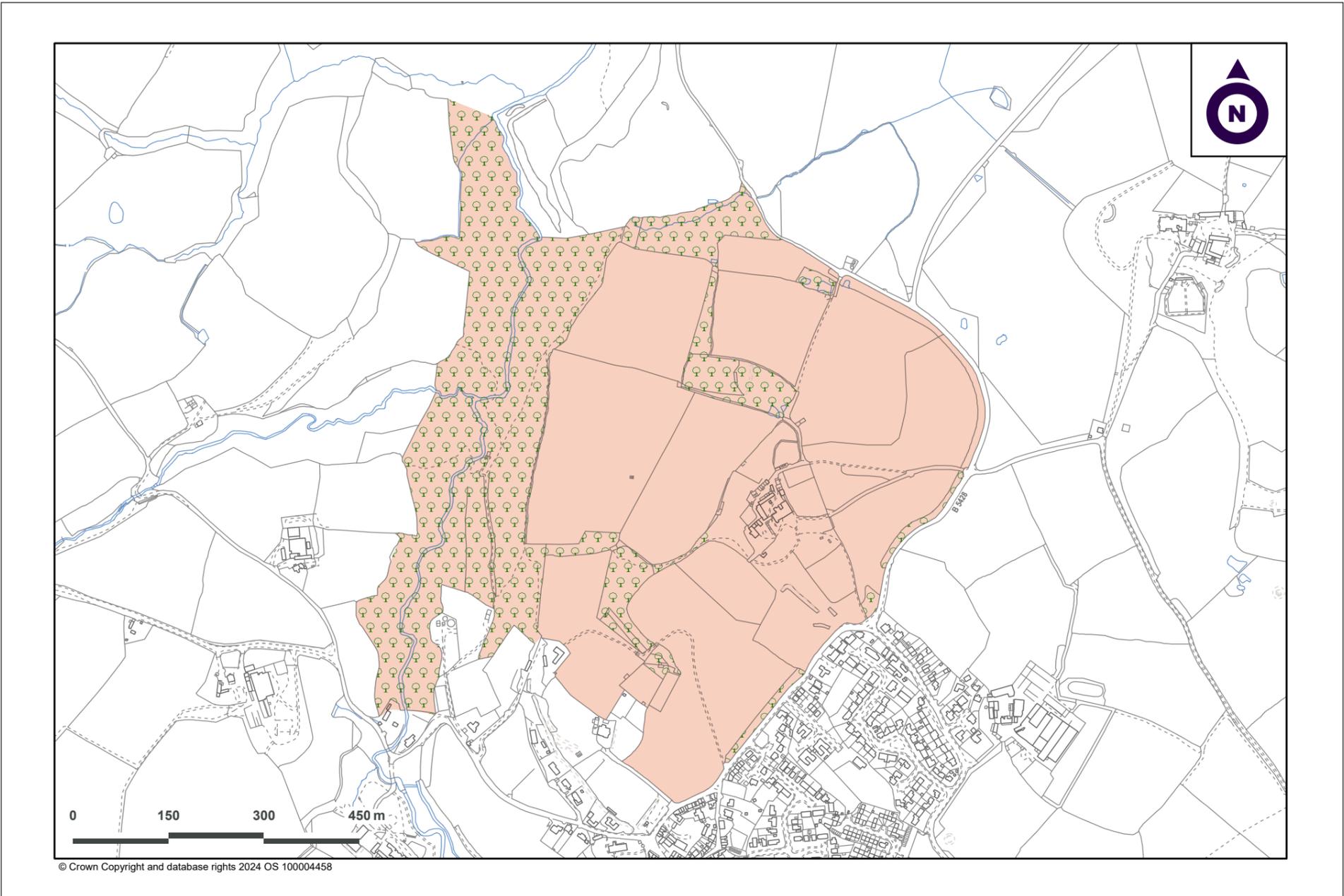
Building No	Description	Approx External Footprint in sqm
1	Garn House	540
2	Conservatory	30
3	2 Garn Cottages	57
4	1 Garn Cottage	120
5	Traditional stone range with tractor shed	247
6	Traditional stone lean to range	70
7	Traditional stone Long Barn with loft	160 (excl. lean to)
8	Traditional stone Long Barn with loft	146 (excl. lean to)
9	Traditional stone barn with loft	40
10	Traditional stone Stable Block with 4 loose boxes and tack room	131
11	Traditional stone Kennels	74
12	Traditional stone Store	26
13	Brick and stone Folly	41



Buildings

- Traditional Outbuildings
- Garn and Garn Cottages
- Lean to and modern structures







Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

We are advised that the property is freehold and vacant possession will be given on legal completion.

Basic Payment Scheme

19 Welsh Basic Payment entitlements are available by separate negotiation.

Listing Status

CADW has listed the Main House as Grade II* and the Traditional Outbuildings as Grade II.

Overage

An overage of 25% of any uplift in value will be applied to the Parkland opposite the village of Henllan.

Designations

The woodland within Garn Dingle is part of the protected Afon Meirchion and Elwy Valley Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

Council Tax Band

Garn - Band I
No.1 Garn Cottage - Band C
No.2 Garn Cottage - Band C.

Services

Mains electricity and water are connected. The House was re-wired some 20 years ago and recently obtained a satisfactory Electrical Inspection Condition Report. Septic tank drainage. There is partial oil-fired central heating.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether included in these particulars or not.

Health & Safety

We would ask you to be as vigilant as possible when making your inspection, for your own personal safety.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting Timber & Mineral Rights

The sporting and mineral rights are included in the sale save one part where mineral rights are excluded.

Sporting

A small shoot has previously been run in-hand with great success.

EPC

Garn, No. 1 & No. 2 Garn Cottage are rated F, with potential to achieve C.

Local Authority

Denbighshire County Council
PO Box 62
Ruthin
LL15 9AZ

Viewings

Strictly by appointment with the selling agent.

Directions

Travelling north from Henllan on the B5428, the entrance drive to the property will be found 0.2 miles on the left hand side.



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