

# Your Dream Home Awaits

## Timeless Equestrian Property & Lifestyle Business

### Key Features

- Gothic Revival Former Catholic School House
- Lots of living space
- 4 bedrooms all with en-suite
- Double height galleried family room
- Attached Garage
- Large walled garden
- 3 Large stables.
- 2.5 acres of land
- Successful Lifestyle glamping business



This exquisite four-bedroom home, large stable facilities and 2 half acres of land, offers an idyllic lifestyle for horse enthusiasts with the beach ride and bridle paths on the doorstep.

For more details on Emlyn's Coppice please visit [www.emlyns Coppice.co.uk/schoolhouse](http://www.emlyns Coppice.co.uk/schoolhouse) to download the brochure.



### A Luxurious Interior

The heart of this home is the breathtaking double-height open-plan kitchen, dining, and lounge area. With a contemporary design, an impressive large original sandstone fireplace, with a newly fitted multi-fuel stove for cosy winter nights and expansive windows framing stunning views over the walled garden and fields beyond. This space is perfect for entertaining guests or simply relaxing with family. A separate formal dining room with a second feature fireplace and wood burner, as well as a tranquil study with views over the paddocks provide additional versatile spaces for work or leisure.

## A Home of Character and Comfort

The home's impressive gallery landing offers a versatile space, perfect for a cosy reading nook or a small home gym.

The four bedrooms are each unique and offer something special. The master bedroom is a true retreat, with stunning views through the incredible Gothic arch windows of the paddocks & surrounding countryside, an en-suite bathroom, and walk-in wardrobe complement the room. The second bedroom which also features a large en-suite, boasts another Gothic arch window with countryside views and glimpses of the sea, while the two additional bedrooms each with their own en-suite provide comfortable accommodation for guests or family.

The property also features a fantastic vaulted boot and laundry room, ideal for storing outdoor gear, and a large attached garage.



## Equestrian Paradise

The property's equestrian facilities are second to none:

**Spacious Paddocks:** Two acres of well-maintained paddocks, enclosed by post and rail fencing, sheltered by adjacent woodlands, and with direct access from the stable yard.

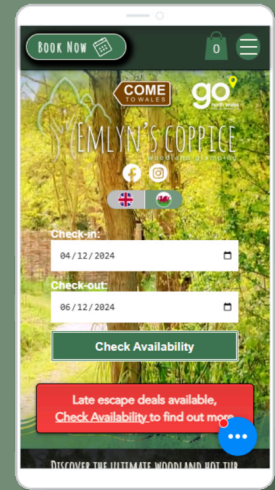
**Modern Stables:** Three well-appointed stables, including a 12x16 corner stable and two 12x12 stables with extended overhangs for extra shelter.

**Prime Riding Location:** Access to scenic hacking routes on the beach or local bridle paths, and nearby riding facilities such as the year round farm/fun ride and cross country course (Mostyn Farm Ride) just a couple of miles up the road.



## A Thriving Business Opportunity

This property also includes in the sale, a thriving 3 pod glamping business ([www.emlynscoppice.co.uk](http://www.emlynscoppice.co.uk)), tucked into the woodland, neatly away from the main house and offering significant additional income potential with an average turnover of £80-£90k and room to expand. Please see the separate brochure at [www.emlynscoppice.co.uk/schoolhouse](http://www.emlynscoppice.co.uk/schoolhouse) for more details.



## Your Ideal Lifestyle

Whether you're an equestrian enthusiast, a nature lover, or simply seeking a peaceful retreat, this remarkable property offers the perfect blend of luxury, comfort, and opportunity.

**Asking Price: £985,000**

*to include 4 bed house, 3 pod glamping site with fixture and fittings, stables & yard, plus 2.5 acres total land.*



## To Express Your Interest:

Please contact Caroline Crosswood by email: [caroline@emlynscoppice.co.uk](mailto:caroline@emlynscoppice.co.uk)

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