



— CLOUGH & CO —

Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents



Felin Uchaf Cynwyd, Corwen, LL21 0LN POA

A four/five bedroom character filled property standing in approximately 6.3 acres or thereabouts of grounds and occupying a most delightful rural location on the outskirts of the village of Cynwyd and within 3 miles of the Historical Town of Corwen, 11 miles of Bala and 12 miles of Llangollen.

Accommodation :- Front Entrance/Spacious Hall, Large Lounge, Kitchen/Breakfast Room, Snug with Bedroom/Office above, Utility Room, Boot/Cloakroom, Shower & WC, First Floor - Landing, 2 Bedrooms (one with En Suite), Second Floor - Landing, 2 Bedrooms, Shower & WC. Outside - Ample parking area, stone built outbuildings, corrugated iron and timber built log store.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

LOCATION & SITUATION

The property occupies a most desirable and peaceful rural location and is conveniently situated within easy walking distance of the village of Cynwyd which offers general store and local pub. Within the area there are ample activities for all the family.

From our Ruthin office proceed along A494 to the Town of Corwen. At junction into A5 take left turn towards Corwen, proceed over the bridge and then take right hand turn towards Cynwyd. At the centre of the village of Cynwyd turn left and proceed along this lane for approximately 600 metres and Felin Ucha is situated on the right.



DESCRIPTION

Felin Ucha is a former Old Corn Mill built of stone under a good slate roof. The property has undergone a programme of restoration in recent years and provides a wealth of original features, characters and charm, yet offering modern day living standards including broadband wifi, oil fired central heating, upvc double glazed windows and doors.

VIEWING OF THIS STUNNING PROPERTY IS HIGHLY RECOMMENDED.

The accommodation briefly comprises :-



FRONT ENTRANCE

Into :-

SPACIOUS HALL

Open joist ceiling, oak/tiled floor, fitted bar, staircase to first floor.



KITCHEN/BREAKFAST ROOM

23'10" x 13'6" (7.28m x 4.12m)

Fitted floor and wall units with granite worktops, multi fuel stove, oak flooring, central heating radiator, movable island.



LOUNGE

26'4" x 18'2" (8.03m x 5.55m)

Decorative stone feature fireplace with fitted multi fuel stove, iron and tiled fireplace with slate surround, open joist and beam ceiling, oak floor, four central heating radiators, double glazed door to patio area.



SNUG

11'9" x 11'0" (3.60m x 3.36m)

Multi fuel stove, stunning exposed stone wall feature, oak floor, central heating radiator, door to patio area, staircase to open plan :-



FIRST FLOOR

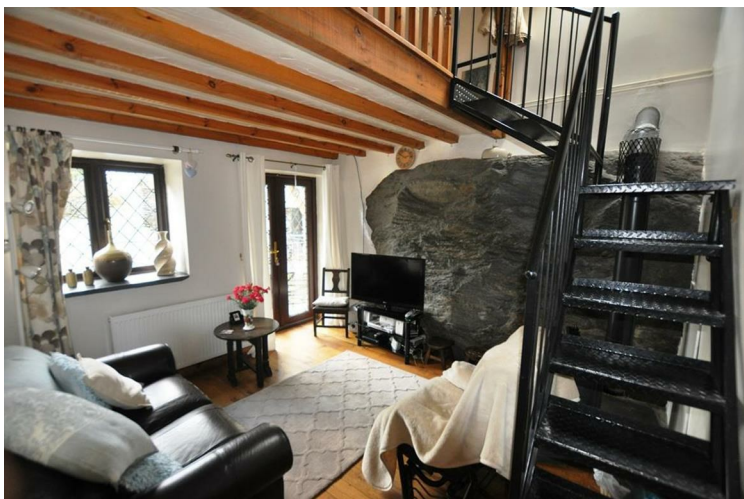
LANDING

Oak flooring, central heating radiator, staircase to second floor.

MASTER BEDROOM

17'6" x 13'5" (5.34m x 4.11m)

Old fashioned iron fireplace with wood surround, open joist ceiling, 2 central heating radiators.



BEDROOM/OFFICE

11'5" x 7'3" (3.48m x 2.23m)

Central heating radiator

INNER REAR HALL

Laminated floor, fitted storage cupboards.

SHOWER & WC

STORAGE ROOM

Sink unit with h&c water, plumbing for automatic washing machine, fitted shelves, rear door.

CLOAK/STORE ROOM

11'7" x 7'6" (3.54m x 2.31m)

Laminated floor, central heating radiator.

UTILITY ROOM

11'3" x 8'2" (3.44m x 2.51m)

Fitted floor and wall units, open joist ceiling, laminated floor, central heating radiator.



EN SUITE

11'10" x 8'10" (3.63m x 2.71m)

White sanitary fittings of low level wc, pedestal wash hand basin and panelled bath with shower attachment, partly tiled walls, tiled floor, fitted wall storage cupboards, central heating radiator.



BEDROOM TWO

11'0" x 8'7" (3.36m x 2.63m)

Oak floor, double door to balcony area, open joist ceiling, central heating radiator.



BEDROOM FOUR

11'2" x 8'9" (3.42m x 2.67m)

Fitted storage cupboard, laminated floor, central heating radiator.



STAIRCASE TO SECOND FLOOR

LANDING

Oak floor, storage cupboard, central heating radiator.

SHOWER & WC

White sanitary fittings, partly tiled walls.

BEDROOM THREE

15'0" x 10'2" (4.59m x 3.10m)

Fitted storage cupboard, laminated floor, central heating radiator.



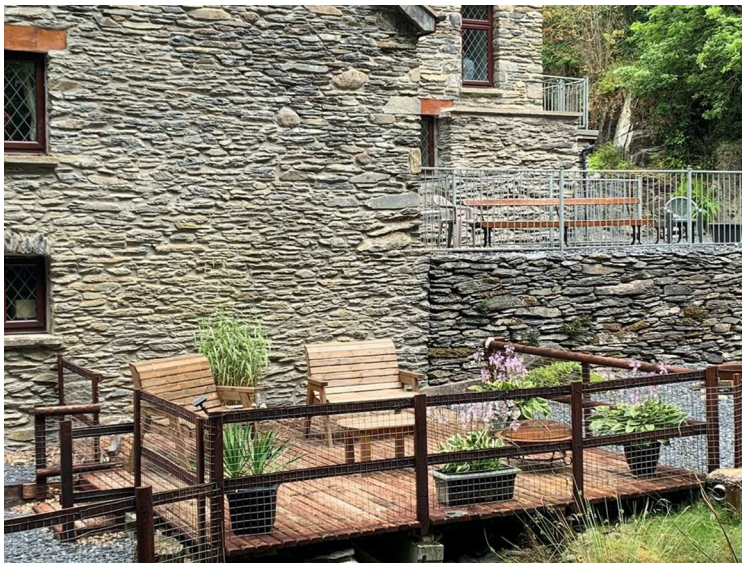
OUTSIDE

Ample parking space, patio/seating areas overlooking stream & waterfall, Stone Built Outbuilding being former coach house, Stone Built Storage Shed, former pig sty, Corrugated wood store, Children's play area, Raised flower beds, Static caravan.

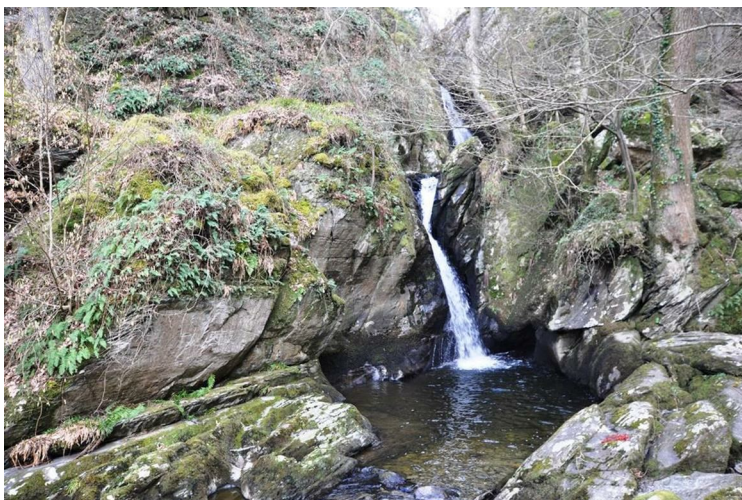
The property in total stands in approximately 6.3 acres with mature woodland.



ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



SERVICES

We are given to understand that Mains Electricity, Water and Private Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY.

INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

The property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a

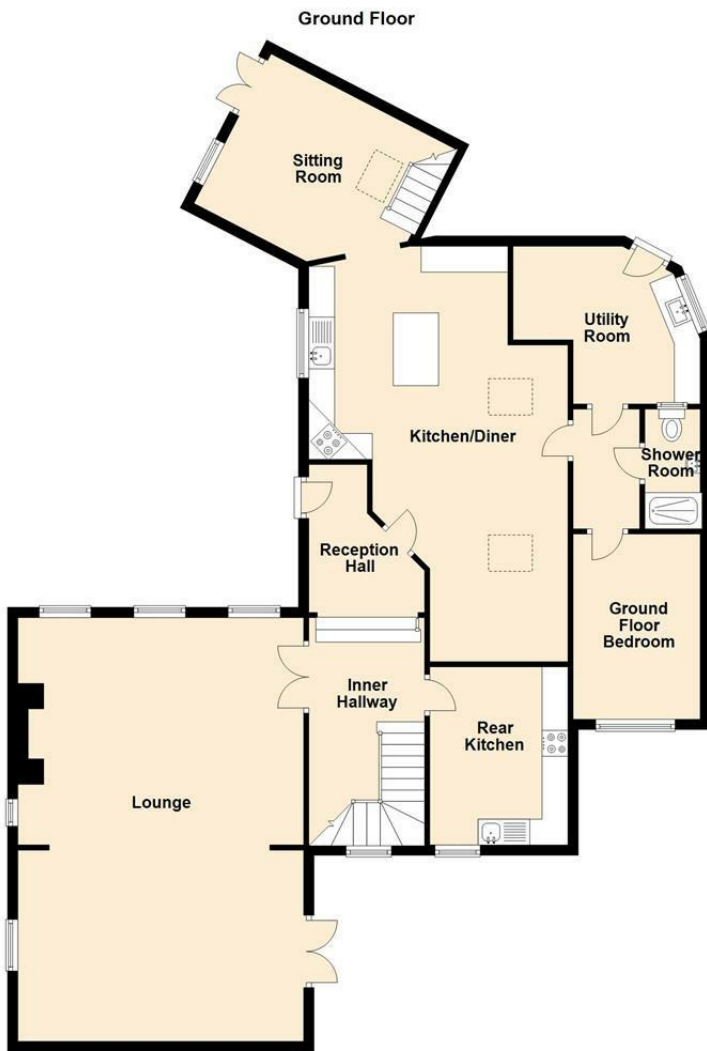
purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

45 High Street, Denbigh, Clwyd, LL16 3SD
 Tel: 01745 812049 | Fax: 01745 812180
 enquiries@cloughco.com
 www.cloughco.com



— CLOUGH & CO —
 Residential, Agricultural, Commercial
 Auctioneers, Valuers, Surveyors, Land & Estate Agents