



## **Pant, Llanefydd, Denbigh, LL16 5DL**

### **Guide Price £365,000**

**A rare opportunity to acquire a unique and delightful smallholding comprising a detached bungalow standing in 2.67 acres or thereabouts together with brick built store building and stables. Situated within the Hamlet of Cefn Berian the property benefits a peaceful yet convenient position being 5 miles from Denbigh and only 9 miles from the sandy beaches of the North Wales coastline. The property benefits 3 convenient paddocks of which benefit open countryside views and beyond. The property maybe of interest to a wide spectrum of purchasers to include those seeking a smallholding or equine enthusiasts.**

**Accommodation :- Front Entrance, Kitchen, Lounge, Bedroom, Bathroom, & Utility Room**

**FOR SALE BY PRIVATE TREATY**



## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated within the Hamlet of Cefn Berian which is 5 miles or so from the Market Town of Denbigh and 7 miles of the City of St Asaph. Denbigh and St Asaph have a wealth of amenities and are convenient to the A55 North Wales Expressway for easy commuting to Chester, Manchester, Liverpool and the North Wales coastline.

From our Denbigh office proceed down Bridge Street, at the roundabout take the second exit onto the B5382 Henllan Street, continue on this road. Upon reaching the village of Henllan take a right signposted Llanefydd and then an immediate left towards Llanefydd. stay on this road and take the second right signposted Bontnewydd, proceed down this road bearing left and the access for the property can be seen on your left hand side signposted Clough & Co for sale board.

### DESCRIPTION

Pant comprises a unique and attractive smallholding providing a wealth of opportunities and potential. The optimum number of acreage is a perfect attribute as well as its convenient location. Pant is located in an area of Outstanding Natural Beauty providing a fantastic central location. **VIEWING IS HIGHLY RECOMMENDED.**

The accommodation briefly comprises :-



### FRONT ENTRANCE

### KITCHEN

12'6" x 11'11" (3.83m x 3.64m)

Stone feature former chimney breast, skylight, wooden beams, stainless steel sink unit with hot and cold taps, stainless steel chimney extractor, ceramic hob, built under oven, timber wall and floor units, laminate worktops, vinyl floor and patio door to rear garden.



### LOUNGE

20'4" x 12'11" (6.21m x 3.96m)

A spacious room with impressive beamed ceiling, log burner with slate hearth, carpeted floor and window to side and rear aspect.



### BEDROOM

12'4" x 10'9" (3.76m x 3.29m)

Window to rear aspect and carpeted floor.



### BATHROOM

8'4" x 6'6" (2.56m x 2.00m)

Having a corner shower cubicle with Triton electric shower, low level wc, vanity unit with wash hand basin, wall mounted heated towel rail, partly tiled walls and timber floor.





### UTILITY ROOM

With wash hand basic and wc.

### OUTSIDE

To the front of the property includes a spacious yard/parking area. At the rear includes a spacious garden area together with flowers, hedge and trees and access to a stream. At the bottom of the rear garden also includes a concreted pad which maybe used for a variety of purposes to include foundations for possible stables subject to all necessary planning consents. Timber garden shed.



### OUTBUILDINGS

Part brick par block tack room/hay shed

Brick under slate roof general store with lean-to.

Static caravan of which has been present for approximately 20 years or so.

Situated within one of the paddocks is a part concrete block/concreted sheeted clad under concreted sheeted roof large stable.



### LAND

The land is allocated into 3 paddocks of which include hedge and fence boundaries and impressive views of open countryside.



### SERVICES

We are given to understand that the property is connected to Mains Electricity, Mains Water and includes log burner and septic tank drainage. 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

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

### 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.

### **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.

### **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**

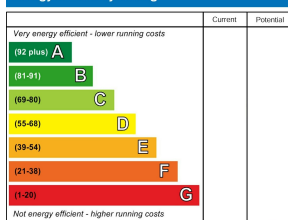
Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



**Promap**  
LANDMARK INFORMATION

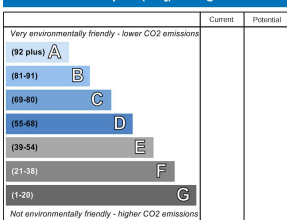
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Plotted Scale - 1:1250 Paper Size - A4

**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

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