

Pen Llan, Nannerch, Flintshire CH7 5RD

Guide Price £650,000

A superior and imposing well appointed 4 bedroom country property of interest standing in approximately 13.70 acres positioned on the fringe of Nannerch village being 7 miles or so from Mold and within a short drive of the A55 Expressway. This stone built property affords a very adaptable and spacious family home with outbuildings and convenient paddocks.

Accommodation :- Front Entrance, Hall, Sitting Room, Living Room, Cellar, Utility Room, Toilet Room, Kitchen, First Floor, Landing, 4 Bedrooms, 2 Bathroom. **Outside -** Modern Outbuilding and Stable together with approximately 13.33 acres of land.

FOR SALE BY FORMAL TENDER
Tenders Close - 12 noon on Wednesday 2nd October, 2024

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated in a most delightful setting located along the A541 Mold/Denbigh road on the fringe of the popular village of Nannerch. Nannerch is located in a designated Area of Outstanding Natural Beauty and benefits a wealth of amenities to include primary school, doctors surgery, parish church and popular inn. The Historical Market Town of Mold being 7 miles or so provides a comprehensive range of shopping facilities, leisure facilities, popular restaurants and secondary schools. Whilst being situated in a semi rural location the property is ideally placed for ease of access onto the A55 Expressway providing easy commuting to Chester and the motorway network beyond.

From our Denbigh office proceed down Vale Street, at the traffic lights take a left towards Mold onto the A543, at the roundabout take the third exit onto the A541 towards Bodfari, stay on this road driving through Bodfari and then Afonwen, after you have been through Melin y Wern take a right turn opposite the crossroads signposted Nannerch, continue up the small hill and Pen Llan can be seen on your right hand side.



DESCRIPTION

This attractive property has a wealth of attributes to include occupying a peaceful yet convenient location, includes spacious accommodation, useful modern outbuilding and perfectly allocated paddocks extending in total to approximately 13.33 acres. The former farmhouse which has charm and character

is built of stone under a good slate roof which may benefit from a programme of modernisation work. This property maybe of interest to wide spectrum of interest to include those seeking a superior family home, smallholding and equine enthusiasts due to the fact that there are numerous country walks and bridle paths within the area and up into the Clwydian Range. The approximate boundaries are edged red on the attached plan. **VIEWING OF THIS STUNNING PROPERTY IS HIGHLY RECOMMENDED.**

The accommodation briefly comprises :-



FRONT ENTRANCE

HALL

13'10" x 5'4" (4.23m x 1.65m)

Tiled floor and central heating radiator

SPACIOUS SITTING ROOM

15'3" x 11'4" (4.66m x 3.46m)

Window to front aspect, featured open fireplace and carpeted floor.



LIVING ROOM

27'4" x 11'11" (8.35m x 3.64m)

Door to side garden, log burner inset in chimney breast with wooden mantle shelf, exposed stone wall, carpeted floor and two radiators, door to :-



CELLAR

6'3" x 5'5" (1.92m x 1.66m)

UTILITY ROOM

12'0" x 11'3" (3.66m x 3.44m)

With wall and floor units, tiled floor, stainless steel sink unit and access to rear garden.



TOILET ROOM

With WC and tiled floor.

KITCHEN

11'10" x 11'8" (3.63m x 3.58m)

Timber wall and floor units, electric meter box, partly tiled walls, tiled floor, porcelain sink unit and central heating radiator.



FIRST FLOOR

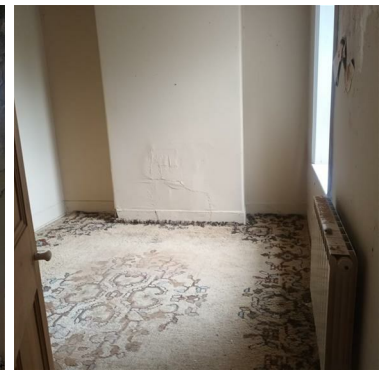
LANDING

Central heating radiator.

BEDROOM ONE

11'10" x 10'4" (3.63m x 3.15m)

Window to rear aspect, carpeted floor and central heating radiator.



BATHROOM/WC

11'11" x 11'4" (3.64m x 3.47m)

Comprising Triton electric shower, corner bath, WC, cast iron open fireplace, carpeted floor and central heating radiator.



BEDROOM TWO

11'9" x 9'9" (3.60m x 2.98m)

Window to rear aspect, open fireplace, carpeted floor and central heating radiator.



BEDROOM THREE

17'4" x 11'10" (5.29m x 3.63m)

Window to front aspect, open fireplace, carpeted floor and central heating radiator.



BEDROOM FOUR

15'1" x 11'3" (4.61m x 3.44m)

Window to front aspect, open fireplace and timber floor.



BATHROOM

8'0" x 5'5" (2.45m x 1.67m)

Timber vanity unit with inset wash hand basin, wc, tiled splashback and carpeted floor.



OUTSIDE

Spacious and well maintained gardens surround the property which include shrubs, flowers, plants, hedge and pedestrian access to the road. Attached stone under slate roof wash house, side access provides ample off road parking space with timber garage. A further entrance allows separate access to the outbuildings, stable block and land.



OUTBUILDING/STABLE BLOCK

The modern outbuilding comprises a four bay steel portal frame shed currently utilised as stables together with a timber frame stable block which is in good condition.



LAND

An excellent block of agricultural land extending in total to approximately 13.33 acres and is contained within manageable and convenient paddocks benefiting mains water and three access points. The land also includes some stone ruins and stone boundary walls. Situated within the land is a telecommunication mast for Cornerstone Telecommunications Infrastructure Limited currently producing an annual income. A proportion of the land due to its location in connection with Flintshire Planning and the Local Development Plan may well have planning potential in the near to long term future subject to all necessary planning consents.



SERVICES

We are given to understand that the property is connected to mains electricity, mains water, mains sewer drainage and oil fired central heating. The land benefits mains water. 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

MODE OF SALE

This property is offered for sale by Formal Tender. All tenders

are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Clough & Co, 45 High Street Denbigh, LL16 3SD in a sealed envelope marked "PEN LLAN". All tenders must be received by 12 noon on Wednesday 2nd October, 2024 and accompanied by payment of the appropriate deposit made payable to Swayne Johnson, Ruthin being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

The vendors will not be bound to accept the highest or any tenders. To endeavor to avoid duplicate offers it is suggested that the tenders submitted should be for an uneven monetary amount.

CONTRACT CONDITIONS OF SALE

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Swayne Johnson, Ruthin Office.

BASIC PAYMENT SCHEME

For the avoidance of doubt the sale/sold excluding any Basic Payment Scheme Entitlements.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes chargeable supply for the purpose of VAT such tax will be payable in addition by the purchaser.

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

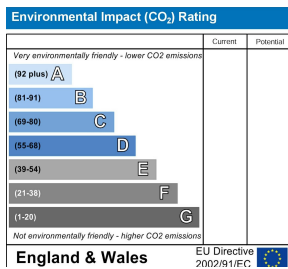
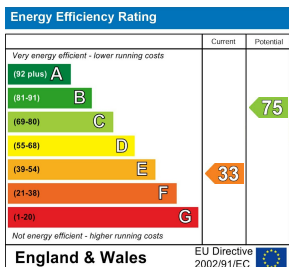
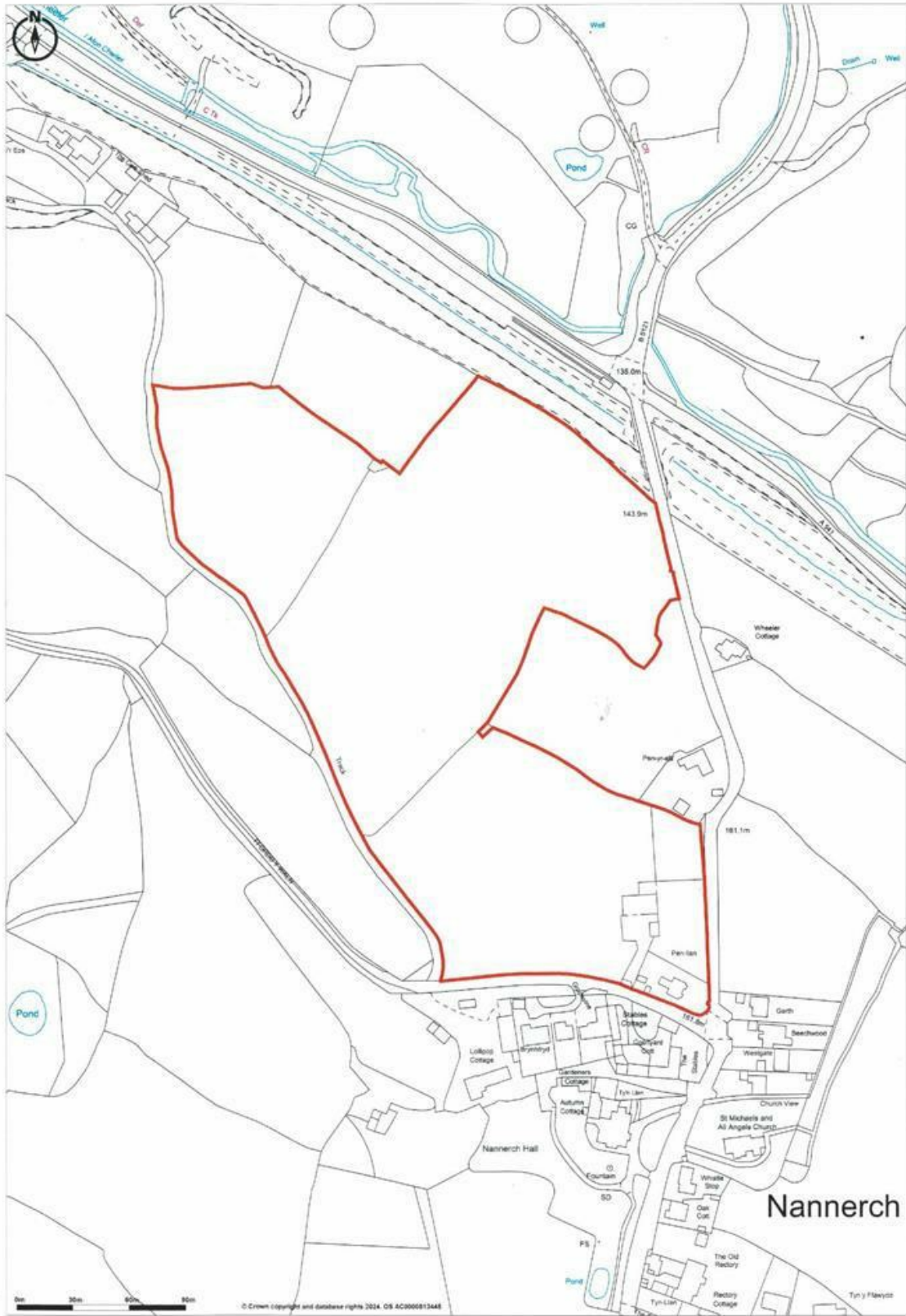
correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

VENDORS SOLICITORS

Swayne Johnson, 23 Clwyd Street, Ruthin, LL15 1HH
(Tel No : 01824 703833) - For the attention of Caryl Vaughan



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