



Meifod, Groes Road, Colwyn Bay, LL29 8YP

Guide Price £550,000

A superior 5 bedroom farmhouse situated in a sought after semi-rural location on the outskirts of the idyllic village of Llanellian only one mile or so from Colwyn Bay. This hidden gem includes a detached imposing farmhouse, several stone traditional outbuildings, well equipped modern outbuilding and two paddocks standing in 12.64 acres (5.11 hectares)

Accommodation :- Front Entrance, Parlour, Sitting Room, Hall, Pantry, Kitchen, Rear Bathroom, Toilet Room, First Floor, Landing, 5 Bedrooms

FOR SALE BY FORMAL TENDER
Tenders Close at 12 noon on Wednesday 11th December, 2024

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated on the fringes of the popular Hamlet of Bontuchel benefiting a convenient position 2.5 miles or so from the Market Town of Ruthin and 7 or so from the Market Town of Denbigh with a range of amenities to include local businesses in addition to a range of nationwide retailers. Furthermore, good transport links.

From our Ruthin office turn right, at the roundabout take the first exit onto Denbigh road, then take the next right onto Mwrog Street, continue onto the B5105 road then take a right signposted Bontuchel, continue on this road for 1 3/4 miles and upon reaching the Hamlet of Bontuchel take a left signposted Clocaenog. Stay on this road and take a right hand turn signposted Hiraethog. Continue on this road and take the next right signposted Clough & Co for sale board and the property can be seen on your left hand side.



FRONT ENTRANCE

PARLOUR

16'2" x 13'11" (4.94m x 4.26m)

Open beamed ceiling, fireplace, slate floor.

SITTING ROOM

14'2" x 10'6" (4.33m x 3.22m)

Window to front aspect, open fireplace, timber floor.

HALL

PANTRY

8'7" x 7'4" (2.63m x 2.26m)

KITCHEN

14'9" x 7'4" (4.5m x 2.26m)

Understairs storage cupboard, access to rear, stove, tiled floor.

REAR BATHROOM

6'10" x 6'10" (2.1m x 2.1m)

Comprising panelled bath, sink unit.

TOILET

WC

FIRST FLOOR

LANDING

BEDROOM ONE

10'2" x 7'2" (3.1m x 2.2m)

With timber floor

BEDROOM TWO

8'2" x 7'2" (2.5m x 2.2m)

Fitted cupboard, window to front.

BEDROOM THREE

14'5" x 10'7" (4.4m x 3.25m)

Open fireplace, window to front aspect, timber floor.

BEDROOM FOUR

9'2" x 5'10" (2.8m x 1.8m)

Timber floor

DESCRIPTION

This attractive property has a wealth of attributes to include occupying a peaceful yet convenient location and overlooking impressive views. Meifod includes several stone built traditional outbuildings with the potential to be converted subject to obtaining necessary planning consents, furthermore, a modern outbuilding and useful paddocks and woodland standing in approximately 12.64 acres (5.11 hectares). The farmhouse which has character and charm is built of stone under a slated roof which requires an extensive programme of refurbishment and has the potential to be renovated into a well appointed country residence. The property may be of interest to a wide spectrum of prospective purchasers to include those seeking a family home, smallholding, equine enthusiasts or those seeking an investment opportunity. The approximate boundaries are edged red on the attached plan.

The accommodation briefly comprises :-

BEDROOM FIVE

14'1" x 9'11" (4.3m x 3.04m)

Window to side and timber floor.

OUTSIDE

The property is accessed from the adopted road via a hardcore farm track through the wooded area whilst overlooking Nant Meifod water course.



TRADITIONAL OUTBUILDING

Stone under slated roof former granary with loft above in good structural condition

Stone under box profile sheeted roof general store

Brick under corrugated sheeted roof implement store/car port

Spacious stone built former granary with loft above and attached former shippon

Stone built under corrugated sheeted roof fodder and implement store

The traditional outbuildings lend themselves perfectly to be converted to either main residence dwellings or holiday accommodation subject to all planning consents.

Spacious yard area with hardcore track providing access to the land.



MODERN OUTBUILDING

Four bay steel portal frame well equipped and in good condition cattle shed with feed passageway. Concrete block walls under

fibre cement roof with several access points, concrete floor, mains electricity and mains water supply. Lean-to cattle shed of concrete block construction with feed passageway.

Spacious concreted yard area with cattle handling facilities



LAND

2 conveniently sized paddocks which surrounds the property and benefits impressive views of open countryside and beyond. The paddocks benefit good hedge and fence boundaries and mains water supply with one paddock having been recently harvested for winter barley whilst the other benefiting undersown grass seed. The property also benefits a small pocket of hardwood trees along 'Nant Meifod' water course.



SERVICES

We are given to understand that Mains Electricity, Mains Water and Septic Tank 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

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 "MEIFOD". All tenders must be received by 12 noon on Wednesday 11th December, 2024 and accompanied by payment of the appropriate deposit made payable to Lanyon Bowdler 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 acceptance the highest or any tenders. To endeavor to avoid duplicate of offers it is suggest that the tenders submitted should be for an uneven monetary amount

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection at Lanyon Bowdler, Conwy 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

Lanyon Bowdler, Riverside Business Park, 1 & 2 Connaught House, Benarth Rd, Conwy LL32 8UB - Tel No : 01492 557070 (For the attention of Mr Edward Nutting)



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Promap
 LANDMARK INFORMATION

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
1	
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	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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