



Sowrach Llanelidan, Ruthin, LL15 2RW

Guide Price £330,000

A substantial 4 bedroom detached property in spacious grounds together with 8.68 acres (3.51 hectares) of land situated in a most delightful rural yet convenient location between the villages of Llanelidan and Pentrecelyn.

PLEASE NOTE THAT THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION

The accommodation includes entrance porch, part converted garage, lounge, kitchen, utility room, downstairs wc, first floor, landing, 4 bedrooms & bathroom.

FOR SALE BY INFORMAL TENDER
Tenders Close 12 noon on Wednesday 9th April, 2025

GENERAL REMARKS

LOCATION

Sowrach is located on the outskirts of the village of Llanellidan and within approximately 6 miles of the Historical Market Town of Ruthin which offers a comprehensive range of services including major supermarket, shops, hotels, restaurants together with primary, secondary and private schools. The area enjoys good communications with good road networks to the A55 allowing ease of access along the North Wales coast and to Chester, Liverpool and Manchester.



DESCRIPTION

The property comprises a two storey detached house and extends to approximately 8.68 acres (3.51 hectares). The property has benefited from minor modernisation works in recent years and is in need of completing with the potential of becoming a well appointed family home. The property is subject to an agricultural occupancy condition.

The accommodation briefly comprises :-



FRONT ENTRANCE

13'5" x 11'0" (4.10m x 3.37m)

With upvc door leading to entrance hall with central heating radiator, laminate floor and open staircase to first floor.



LOUNGE

17'10" x 15'1" (5.46m x 4.62m)

With large picture window, central heating radiator and open fireplace.



PART CONVERTED GARAGE

19'6" x 9'9" (5.96m x 2.99m)

With upvc french doors to front.



KITCHEN

15'10" x 12'11" (4.84m x 3.96m)

Having range of open effect wall and base units with marble effect laminate worktops, stainless steel sink unit with chrome mixer taps, built under double oven, ceramic hob, stainless steel chimney extractor, tiled floor and central heating radiator.



UTILITY ROOM

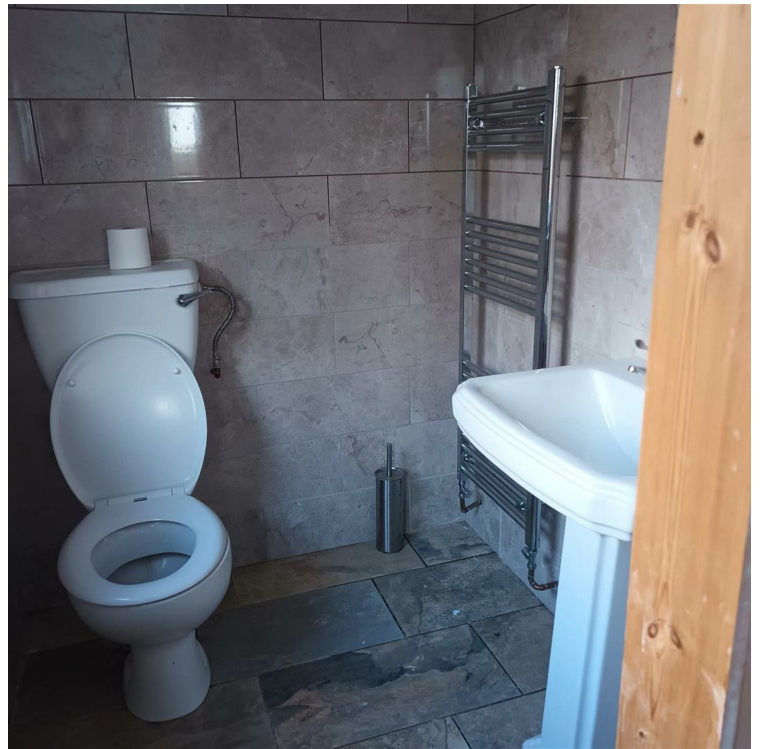
8'11" x 8'9" (2.73m x 2.68m)

Partly renovated with modern grey wall and base units, wood block effect laminate worktop, tiled floor, stainless steel sink unit, plumbing for washing machine, door to rear and door to :-



TOILET

With white low level wc, pedestal wash hand basin and wall mounted stainless steel heated towel rail.



FIRST FLOOR

LANDING

With airing cupboard.

BEDROOM ONE

15'7" x 14'1" (4.76m x 4.30m)

With large picture window, built-in cupboards and central heating radiator.



BEDROOM TWO

13'6" x 9'9" (4.14m x 2.99m)

With central heating radiator, upvc double glazed window and two built-in cupboards.



BEDROOM THREE

8'11" x 8'9" (2.72m x 2.67m)

With central heating radiator and upvc double glazed window.

BEDROOM FOUR

13'8" x 9'9" (4.17m x 2.98m)

With central heating radiator, 2 large upvc double glazed windows and 2 built-in cupboards.



OUTSIDE

The property stands within spacious grounds with ample parking and garden area.

LAND

The paddock extends to approximately 8.68 acres (3.51 hectares) adjoins the house and conveniently benefits separate direct road frontage access and is suitable for both grazing and cropping purposes.

SERVICES

We are given to understand that Mains Electricity, Mains Water, Septic Tank Drainage and Oil Fired Central Heating 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.

PLEASE NOTE THAT THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION

MODE OF SALE

The property is offered for sale by Informal Tender. All tenders should be submitted on the form attached to this brochure and should be received at Clough & Co, 45 High Street, Denbigh, LL16 3SD in a sealed envelope marked "SOWRACH". All tenders must be received at our Denbigh office by 12 noon on Wednesday 9th April, 2025.

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.

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.

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 : 01745 703833

