



Clough
AND Co

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Fron, Cyffylliog, Ruthin, LL15 2DW

Guide Price £1,310,000

A substantial 3 bedroom farmhouse of character being pleasantly situated on the fringes of the village of Cyffylliog together with a range of excellent modern and traditional outbuildings and also in total 234.38 acres (94.85 hectares) or thereabouts of agricultural land and woodland. The property maybe of interest to a wide spectrum of purchasers to include farmers or alternatively for environmental, amenity, tree planting or biodiversity schemes.

Fron is to be offered for sale by Informal Tender either as a whole or in 4 suitable lots.

Lot 1 - 3 Bedroom Farmhouse, excellent modern and traditional outbuildings together with 14.21 acres (5.75 hectares) or thereabouts of agricultural land and woodland

Lot 2 - 162.89 acres (65.92 hectares) or thereabouts of agricultural land and woodland

Lot 3 - 52.25 acres (21.14 hectares) or thereabouts of agricultural land and woodland

Lot 4 - 5.03 acres (2.03 hectares) or thereabouts of agricultural land

FOR SALE BY INFORMAL TENDER

Tenders Close at 12 noon on Wednesday 16th July, 2025

GENERAL REMARKS



SITUATION & DIRECTIONS



The property is situated in an elevated position benefitting open countryside views and beyond on the fringes of the popular small rural village of Cyffylliog which offers village amenities to include public house and restaurant. The Market Towns of Ruthin and Denbigh are approximately 4 miles and 7 miles distant which provide further leisure, shopping and schooling facilities.

From our Ruthin office take the first exit off the roundabout onto the A525 (Denbigh road), then take a right turn onto the B5105 road towards Cerrigydrudion. Proceed along this road, take the second exit off the roundabout, turn right signposted Bontuchel and continue on this road driving through the village for a further 1.5 miles or so. Before reaching the village of Cyffylliog Lot 4 can be seen on your left hand side, for Lot 3 take a right hand turn before the bridge and then an immediate right and the land can be seen on your right hand side, for Lot 1 and 2 instead of an immediate right take an immediate left and continue on this road with the access to the farmhouse will be seen on your right hand side and Lot 2 will be seen on your left and right hand side along the adopted road.

LOT 1 - Guide Price £500,000 to £550,000



A rare opportunity to acquire a well presented and spacious farmhouse with excellent traditional and modern outbuildings suitable for a variety of purposes subject to all necessary consents which extends to 14.21 acres (5.75 hectares) or thereabouts. The property maybe of interest to a wide spectrum of purchasers to include farmers, equine enthusiasts, those seeking a smallholding or investors. The farmhouse has been well maintained and is in good order throughout, built of stone under a good slated roof and provides spacious accommodation as follows :-

FRONT ENTRANCE

SITTING ROOM

15'8" x 15'8" (4.78m x 4.78m)



Oak beam ceiling, oak beam/stone feature fireplace with slated hearth, open chimney, window to front aspect, carpeted floor.

HALL

Under stairs storage, carpeted floor.

OFFICE

10'4" x 9'5" (3.16m x 2.89m)



Window to front aspect, carpeted floor.

DINING ROOM

14'3" x 10'10" (4.36m x 3.31m)



Stone open fireplace with slated hearth, door to front entrance and window to front aspect, carpeted floor.

KITCHEN

16'6" x 9'10" (5.04m x 3m)



With timber effect wall and floor units, highgloss worktop, tiled splashback, stainless steel sink units with chrome taps, Rayburn and electric ovens, partly tiled/carpeted floor and window to front aspect.

REAR HALL

Electricity meter box and tiled flooring.

SHOWER ROOM

5'3" x 6'3" (1.61m x 1.92m)

Shower cubicle with Mira Sport electric shower, pedestal wash hand basin, low level wc, tiled walls and floor.

UTILITY ROOM

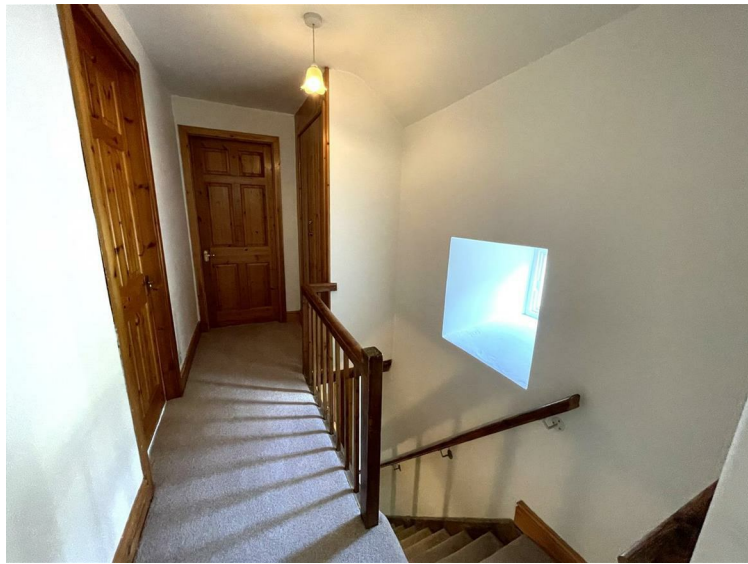
8'7" x 7'10" (2.62m x 2.41m)



Stainless steel sink unit with hot and cold taps, wall and floor units, laminate worktop, plumbing for washing machine, tiled floor.

FIRST FLOOR

LANDING



Airing cupboard with immersion heater, carpeted floor.

BATHROOM

14'4" x 9'10" (4.38m x 3m)



Range of wardrobes and airing cupboard, panelled bath, low level wc, central heating radiator, timber floor, window to side aspect

BEDROOM 1

14'3" x 10'10" (4.35m x 3.32m)



Spacious bedroom with window to front aspect benefiting open countryside views and beyond, central heating radiator, carpeted floor.

BEDROOM 2

11'1" x 8'4" (3.4m x 2.56m)



Window to front aspect with impressive views of open countryside and beyond, central heating radiator and carpeted floor.

BEDROOM 3
14'4" x 11'8" (4.39m x 3.56m)



Range of fitted wardrobes, access to loft, window to front aspect with impressive views of open countryside and beyond, central heating radiator and carpeted floor.

OUTSIDE



The property is approached over a private drive with the farmhouse and traditional outbuildings being separate from the modern outbuildings, providing a level of privacy to the house. The property benefits a well maintained garden to the front to include flowers, shrubs and lawned/pebbled area.

TRADITIONAL OUTBUILDINGS



Brick under sheeted roof coalhouse

Brick under sheeted roof general store

Stone under slated roof former shippon and granary providing general store and garage

Range of red brick under part sheeted/slated roof cattle stores and small pens

Steel frame dog kennels

2 Bay steel framed store shed/carport

MODERN OUTBUILDINGS



5 bay steel portal frame cattle shed with sheeted side cladding and roof together with 3 feed bins

Lean-to with concrete block walls, yorkshire boarding above under sheeted roof

Muck clamp

8 bay steel portal frame under sheeted roof sheep shed with part concrete block, yorkshire boarding above/sheeted under sheeted roof

8 bay mono pitched implement/general store under sheeted roof

LAND



The land is divided into practical parcels which benefits mains water supply and good access points. The land varies in topography with some parcels being suitable for both grazing and cropping purposes being convenient to the homestead. The wood consists of mature hardwood trees which maybe utilised for certain schemes which bounds the River Clywedog. The land benefits practicable cattle and sheep pens to include round pen race and dipping tank.

SERVICES

We are given to understand that Mains Electricity, Mains Water and Mains Drainage serve the dwelling and the property

benefits from either a back boiler or Rayburn heating system. The land benefits from mains and natural water supply. 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.

LOT 2 - Guide Price £450,000 to £550,000



A good block of land extending in total to approximately 162.89 acres (65.92 hectares) which includes gently sloping good grazing ground, rough grazing and hardwood/softwood mature trees which maybe felled subject to all necessary consents or maybe utilised for certain schemes. The land benefits from a believed named and adopted road running relatively central through the land which provides several good access points. Due to its location and sheltered woodland the land in recent years has been utilised as part of a successful commercial pheasant and partridge shoot. The land also includes a television mast of which the vendor receives an annual rental payment for. The land will be of interest to those seeking to acquire a self contained block of good grazing or alternatively for environmental, tree planting or biodiversity schemes.

SERVICES

The land benefits from natural water supply

LOT 3 - Guide Price £300,000



A useful and convenient block of land extending in total to approximately 52.25 acres (21.14 hectares) which includes a small pocket of mature hardwood trees. The land is currently laid to permanent pasture with hedge and fence boundaries benefiting good road frontage access points.

SERVICES

The land benefits natural water supply.

LOT 4 - Guide Price £60,000 to £80,000



A block of good productive agricultural land conveniently situated on the edge of the village itself extending in total to approximately 5.03 acres (2.03 hectares). The land is level in topography and is suitable for both grazing and cropping purposes. The land bounds the River Clywedog, we are of the understanding that the fishing rights are in hand. Due to its location and optimum acreage the land maybe of interest to a widest spectrum of purchasers to include farmers, equine enthusiasts, those seeking amenity land or investors.

SERVICES

The land benefits natural water supply.

VIEWING ARRANGEMENTS

Lot 1 - Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049). Lot 2, 3 and 4 - Viewing arrangements are at any reasonable time (on foot only) upon production of a copy of the brochure details as a permit.

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

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 "FRON". All tenders must be received at our Denbigh office by 12 noon on Wednesday 16th July, 2025. Tender forms are available from the Denbigh Office.

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.

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.

TOWN & COUNTRY PLANNING

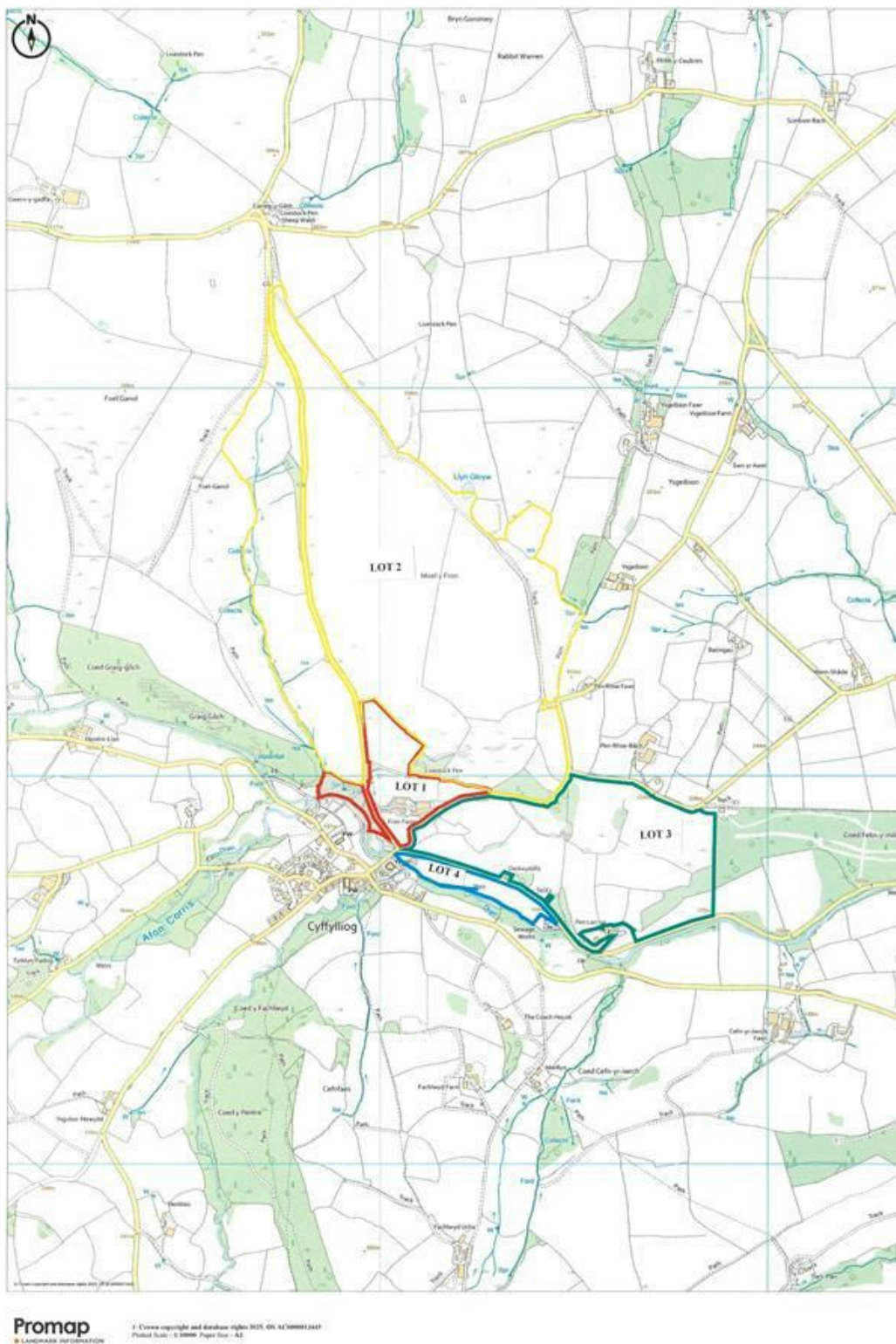
The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) 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.

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.



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