



Garnedd Ucha Peniel, Denbigh, LL16 4TD
Guide Price £1,065,000

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— CLOUGH & CO —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents

Clough & Co are proud to offer to the market a delightful and unspoilt traditional farm pleasantly situated within the rural Hamlet of Peniel benefiting impressive views of open countryside and beyond. Garnedd Ucha includes a spacious 3 bedroom detached farmhouse of character, modern and traditional outbuildings (conversion potential subject to planning consents) and productive agricultural land extending in total to approximately 74.73 acres (30.24 hectares).

The property is to be offered for sale by Informal Tender either as a whole or four suitable lots.
Lot 1 - 3 Bedroom Farmhouse, modern and traditional outbuildings together with 43.48 acres (17.59 hectares) or thereabouts of agricultural land and woodland
Lot 2 - 12.84 acres (5.19 hectares) or thereabouts of agricultural land
Lot 3 - 11.71 acres (4.73 hectares) or thereabouts of agricultural land
Lot 4 - 6.70 acres (2.71 hectares) or thereabouts of agricultural land

FOR SALE BY INFORMAL TENDER
Tenders Close 12 noon on Wednesday 6th August, 2025

Telephone No : 01745 812049 Email : enquiries@cloughco.com

GENERAL REMARKS

SITUATION

The property is situated in a delightful elevated position benefiting incredible views and standing in a peaceful yet convenient position, 3 miles or so from the Historical Market Town of Denbigh which provides all necessary amenities.

From our Denbigh office proceed down Bridge Street, take the first exit at the roundabout, continue up Smithfield Road passing Morrisons, take a left signposted Nantglyn onto the B4501 road. Continue on this road for approximately 2 1/2 miles until you reach the village of Peniel and the access track can be seen on your left hand side identified by the Clough & Co for sale board.



DIRECTIONS

From our Denbigh office proceed down Bridge Street, take the first exit at the roundabout, continue up Smithfield Road passing Morrisons, take a left signposted Nantglyn onto the B4501 road. Continue on this road for approximately 2 1/2 miles until you reach the village of Peniel and Lot 1 and 2 can be seen on your left hand side. Lot 3 can be seen on your right hand side and for Lot 4 take the left after the entrance to Lot 1 and continue to the end of the track (please see site plan).



LOT 1 - Guide Price £650,000 to £750,000

A rare opportunity to acquire a well presented, unspoilt traditional stock farm extending in total to approximately 43.48 acres (17.59 hectares) shown for identification purposes only edged red on the attached plan. The detached imposing farmhouse boasts character while the outbuildings benefit from a separate access, thus ensuring that the farmhouse maintains a level of privacy. The traditional outbuildings may well benefit planning potential subject to all necessary consents. The land includes a valuable and interesting variety of land with fields suitable for both cropping and grazing purposes and other practical grazing fields and paddocks together with some pretty pockets of hardwood trees. A stream runs relatively central through the farm. In all Garnedd Ucha offers the opportunity for a new owner to acquire a sizeable holding offering a delightful location to live in.



ADDITIONAL PHOTOGRAPH

The accommodation briefly comprises :-



FRONT ENTRANCE

PORCH

With timber floor.

LOUNGE

15'8" x 12'0" (4.78m x 3.66m)
Oak beamed ceiling, slate hearth with fitted log burner, carpeted floor, central heating radiator, window to front aspect.



KITCHEN/DINER

28'1" x 8'1" (8.58m x 2.48m)
A range of timber floor and wall units with laminate worktops, tiled splashback, single drainer stainless steel sink unit with chrome taps, tiled floor, two central heating radiators, electric meter box, tiled floor, window to front and side, door to :-



UTILITY ROOM

8'8" x 7'2" (2.66m x 2.20m)
With timber effect base units, single drainer stainless steel sink unit with chrome mixer taps, laminate worktop, tiled splashback, tiled floor, window to front aspect, door to rear.



UNDERSTAIRS STORAGE CUPBOARD

LIVING ROOM

11'11" x 9'11" (3.64m x 3.03m)
Oak beam ceiling, timber floor, central heating radiator and window to front aspect, stairs to :-



FIRST FLOOR

LANDING

With carpeted floor

BEDROOM ONE

11'11" x 16'0" (3.64m x 4.88m)
Spacious room with window to front aspect benefiting impressive open countryside views, central heating radiator.



BEDROOM TWO

15'11" x 8'4" (4.87m x 2.55m)
With window to rear aspect, carpeted floor, central heating radiator.



