



Clough
AND Co

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Hendy Acre Uchaf Llansannan, Denbigh, LL16 5ND

Guide Price £599,950

Clough & Co are proud to offer to the market Hendy Acre Uchaf, a well presented farmhouse with converted former shippin and granary comprising 5 self contained units being formerly ran as a successful holiday lettings business together with modern outbuilding standing in approximately 3.71 acres. Located in an idyllic setting on the outskirts of the sought after village of Llansannan and boasting a wealth of potential and further opportunities, Hendy Acre Uchaf maybe of interest to a variety of prospective purchasers to include farmers, smallholders, equine enthusiasts and investors.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS



The property stands in a peaceful rural setting in a secluded valley within rolling countryside being some 1.5 miles or so south of the popular village of Llansannan. The village community has a local shop/post office serving daily needs, an Inn known as the Red Lion and primary school. Whilst enjoying a convenient position and rural setting the local towns of Denbigh is only 9 miles distance and Abergele 10 miles, providing a more comprehensive range of shops, secondary schools and leisure facilities. The A55 Expressway at Abergele provides easy access along the North Wales coast and interlinking the motor network beyond.

From our Denbigh office proceed down Bridge Street, at the roundabout take the first exit towards Pentrefoelas onto the A543 road, continue on this road driving through the village of Groes, at Bylchau take a right onto the A544 towards Llansannan, stay on this road until you reach the village itself. After the Red Lion Inn take a left onto Ffordd Gogor and take the next left, stay on this road for approximately 1 mile and the property can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION



The farmhouse is of much character and charm set within

delightful and mature gardens with ample parking area and convenient paddock extending in total to approximately 3.32 acres. The detached converted former shippin and granary has been formally ran as a successful holiday let business comprising 5 self contained units known as 'Bythynnod Hendy Acre Uchaf' providing the current vendor a good income for many years with many repeat bookings. VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

FARMHOUSE

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

Spacious porch with slated floor.

DINING ROOM

13'6" x 11'4" (4.12m x 3.47m)



With oak beam ceiling, patio doors to front, timber floor, central heating radiator, arched doorway through to the :-

ADDITIONAL PHOTOGRAPH



KITCHEN

12'2" x 11'9" (3.73m x 3.59m)



Timber effect floor and wall units with stainless steel sink unit with chrome ornate mixer taps, Esse oil fired Rayburn, window to rear and side aspect, built under oven with hob and extractor above, tiled floor.

ADDITIONAL PHOTOGRAPH



LIVING ROOM

14'6" x 13'6" (4.44m x 4.12m)



Open fire with stone feature fireplace with slated hearth and oak beam above, oak beamed ceiling, window to front aspect, timber floor, central heating radiator.

SITTING ROOM

12'7" x 12'2" (3.86m x 3.71m)



Brick/stone surround fireplace with oak beam above, log burner and slated hearth, oak beam ceiling, understairs cupboard, timber floor, electric meter box, stairs to :-

FIRST FLOOR

BEDROOM ONE

12'8" x 12'0" (3.87m x 3.67m)



Character room with oak beam ceiling, original brick wall, timber floor with :-

EN SUITE

With Mira electric shower, inset wash hand basin, partly tiled wall, wc, shower rail and door to outside.

REAR PORCH

Tiled floor with access to the rear.

UTILITY ROOM

8'0" x 6'0" (2.45m x 1.85m)

Access to loft, wash hand basin, vinyl floor.

TOILET

8'4" x 2'11" (2.56m x 0.89m)



With wc, wash hand basin, panelled walls and tiled floor.

FIRST FLOOR

LANDING

Airing cupboard

BEDROOM TWO

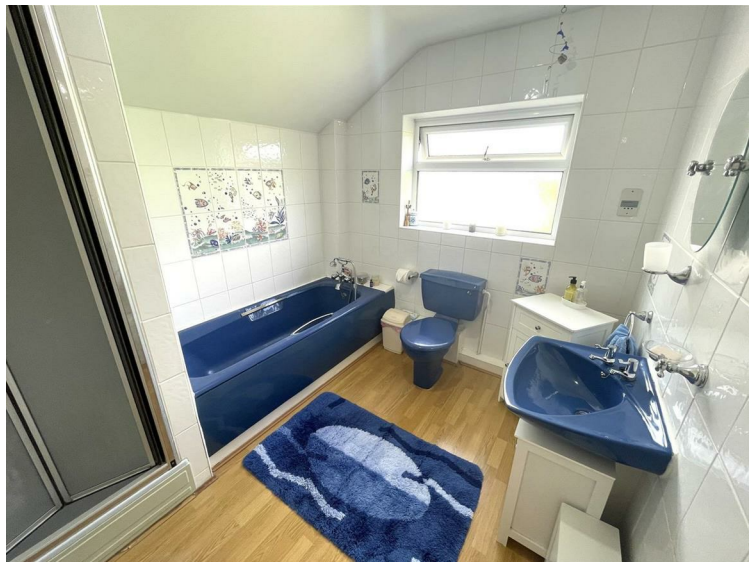
13'8" x 12'3" (4.19m x 3.74m)



Fitted wardrobes, window to front aspect, oak beamed ceiling, timber floor, central heating radiator.

BATHROOM/WC

8'9" x 7'11" (2.67m x 2.42m)



Comprising low level wc, fitted shower cubicle, panelled bath, towel rail, timber floor.

BEDROOM THREE

11'8" x 7'4" (3.58m x 2.24m)



Window to side aspect, central heating radiator, carpeted floor.

BEDROOM FOUR

13'6" x 8'4" (4.13m x 2.56m)

Store room cupboard, window to front aspect with oak beam above, carpeted floor and central heating radiator.

OUTSIDE



Spacious grounds providing ample parking area with well maintained and elevated garden to include lawned area and shrubs with impressive island.

Stone under slated roof pig stys being formerly used as dog kennels

3 bay steel frame Dutch barn with sheeted side cladding and roof with 2 lean-to's providing ample storage area. Situated within the Dutch barn is a concrete block built toilet/laundry room and general store in association with the holiday let cottages.

LAND



The land includes a conveniently sized paddock being level in terms of topography and benefiting good boundaries. The land is convenient to the outbuildings and benefits separate road frontage access.

A small orchard is situated behind the outbuildings which includes a variety of fruit trees.

HENDY COTTAGES



NO 5 STABAL

Elevated decking area entrance to :-

FRONT ENTRANCE

BEDROOM/LOUNGE

12'1" x 12'0" (3.69m x 3.67m)

With fitted wardrobes, tiled floor, central heating radiator

SHOWER ROOM

6'4"x 4'1" (1.95mx 1.27m)

With fitted shower, pedestal wash hand basin, low level wc, tiled floor.

LANDING

Store Cupboard

FIRST FLOOR

KITCHEN/DINER/LOUNGE

17'7" x 12'0" (5.38m x 3.66m)



Double doors to large balcony, open beam ceiling, concrete tiled walls, timber wall units, sink unit.

NO 1 HOFEL



Entrance

KITCHEN/DINER/LOUNGE

16'1" x 12'9" (4.91m x 3.90m)



High gloss wall and base units, stainless steel unit with chrome mixer taps, stainless steel oven and hob with extractor above, timber floor, open beam ceiling, central heating radiator, door to :-

SHOWER ROOM

6'2" x 5'0" (1.90m x 1.53m)

With shower, wc, wash hand basin, towel rail.

BEDROOM

11'3" x 8'10" (3.44m x 2.70m)



Timber floor and central heating radiator.

NO 2 BEUDY

KITCHEN/DINER/LOUNGE

18'2" x 11'11" (5.54m x 3.64m)



High gloss floor and wall units, partly tiled walls, Belfast sink with chrome mixer taps, oven and hob with oak beamed ceiling, central heating radiator, store room

FIRST FLOOR

Electric meter box

BATHROOM

7'5" x 3'11" (2.27m x 1.20m)



With pedestal wash hand basin, shower, tiled walls, heated towel rail and timber floor.

BEDROOM

10'0" x 9'10" (3.06m x 3m)



Timber floor and central heating radiator.

NO 3 GRANAR

FRONT ENTRANCE

LOUNGE/DINER

11'0" x 11'10" (3.37m x 3.63m)



Fitted cupboard, electric meter box, central heating radiator, timber floor.

KITCHEN

11'8" x 6'3" (3.58m x 1.92m)



Timber effect wall and floor units, Belfast sink with chrome mixer taps, built in oven, hob, part tiled walls, timber floor.

FIRST FLOOR

LANDING

BATHROOM

7'6" x 4'1" (2.29m x 1.26m)



Shower, low level wc, pedestal wash hand basin, panelled walls, heated towel rail and timber floor.

BEDROOM

14'9" x 9'10" (4.51m x 3.m)



Spacious room with timber floor and central heating radiator.

NO 4 - SGUBOR

FRONT ENTRANCE

KITCHEN/DINER/LOUNGE

18'1" x 11'6" (5.53m x 3.51m)

Timber effect wall and floor units, Belfast sink with chrome mixer taps, built in oven, hob, partly tiled walls, oak beam ceiling, timber floor.

FIRST FLOOR

LANDING

Electric meter box

BATHROOM

Shower, low level wc, pedestal wash hand basin, tiled walls, timber floor.

BEDROOM

12'0" x 9'10" (3.67m x 3m)

Timber floor and central heating radiator.

HENDY ACRE UCHAF FARMHOUSE SERVICES

We are given to understand that Mains Electricity, Mains Water and shared Drainage serve the dwelling and the property benefits oil fired central heating. 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.

HENDY COTTAGES SERVICES

We are given to understand that Mains Electricity, Mains Water, and Private Drainage serve the cottages and benefit oil fired central heating. 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.

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

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

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

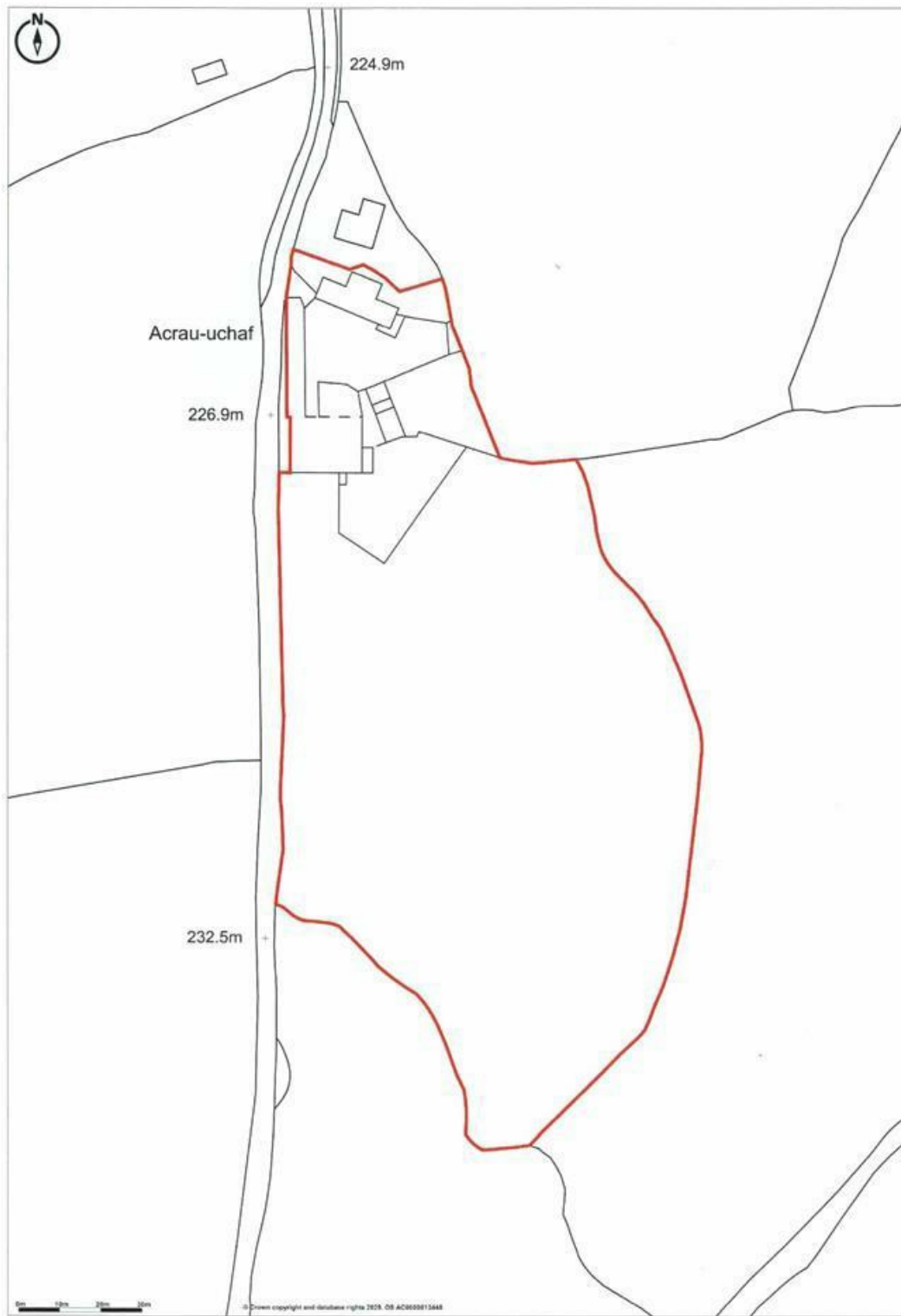
Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

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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LANDMARK INFORMATION

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