



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

Pen Y Bryn Farmhouse Wigfair
St. Asaph, Denbighshire
LL17 0ET

Price
£950,000

A VERY SUBSTANTIAL 4 BEDROOM DETACHED HOUSE SET WITHIN GARDENS AND ADJOINING LAND EXTENDING TO ABOUT 9.85 ACRES IN TOTAL, TOGETHER WITH AN IMPOSING AND VERY SUBSTANTIAL RANGE OF FORMER AGRICULTURAL BUILDINGS BENEFITTING FROM PLANNING CONSENT FOR TWO LARGE HOUSES STANDING IN A VERY SECLUDED RURAL SETTING AT THE HEAD OF A NO-THROUGH PRIVATE DRIVE WITH SPLENDID EASTERLY VIEWS ACROSS FARMLAND TOWARDS THE CLWYDIAN HILLS.

NEWLY INSTALLED 2024 AIR SOURCE HEATING SYSTEM WITH 26 SOLAR PANELS AND EXTENSIVE INSULATION TO PROVIDE AN IMPRESSIVE 'B' RATING FOR ENERGY EFFICIENCY

Located at the head of a very secluded no-through private lane to the rear of Wigfair Hall home farm this large and adaptable home has benefitted from extension and refurbishment over the years to include Everest double glazing and a large conservatory but would now lend itself to further refurbishment.

It affords a large central dining hall, cloaks & w.c; study, large lounge, kitchen/breakfast room, side hall, utility room and a large conservatory with rural views.

First floor landing, bedroom 1 with en-suite, 3 bedrooms and bathroom.

Informal gardens & grounds of about 1.2 acres to include a detached out-building, formerly a home office and games room, large detached out-building with in-door heated swimming pool.

Large paddock and area of woodland.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION



Pen Y Bryn stands in a very secluded rural setting at the head of a private no-through lane which is behind Wigfair Hall and farm on the minor road from St. Asaph to Cefn, some 3.5 miles from the A55 expressway.

The private lane extends around the western side of the working farm and thereafter extends for some distance through woodland providing access to this and a number of other houses and land.

NEW AIR SOURCE & SOLAR PANELS

The property has just benefitted from a new and comprehensive installation of a Grant air source heating system with an all new radiator and plumbing system to include a pressurized domestic hot water system, 26 new solar panels, large areas of internal walls dry lined, cavity wall insulation and additional loft insulation to provide an exceptional EPC rating of B

FIBRE BROADBAND

We understand super fast broad band is now available with the cable in-situ within the grounds.

THE ACCOMMODATION COMPRISES:

Canopy entrance with UPVC composite and double glazed door leading to:

'L' SHAPED RECEPTION & DINING HALL

6.83m x 3.05m extending to 5.56m in part (22'5" x 10'0" extending to 18'3" in part)



A spacious room with a turned staircase rising off with understairs cupboard. Wall light points, leaded effect double glazed to the front with deep sill with far reaching northerly views across the valley, oak flooring and two radiators. Twin glazed doors leading from the hall to the lounge.



CLOAKROOM/WC

With wash basin and wc. Part tiled walls and radiator.

DETAILED PLANS



A copy of the detailed plans indicating the proposed accommodation is available from the Agent's Ruthin office. The dwellings are designed to provide a 5 bedroom and a 4 bedroom home with en-suite, family bathrooms and two reception rooms with a large kitchen/breakfast room.

The dwellings are attached via the single storey building which is designed to create a double garage opening to the large forecourt.



We understand mains water and electricity is available for connection on site, however, prospective buyers should make their own enquiries of the relevant utility companies to confirm. Both property will require a new private sewerage system to be installed.

LAND & WOODLAND

The large field located to the front and one side of the house, and extending along the drive is included in the sale. It provides an ideal area of pasture suitable for grazing and cropping.

There is a small parcel of woodland.

TENURE

Understood to be Freehold, subject to verification.

COUNCIL TAX

Denbighshire County Council - Council Tax Band G.

DIRECTIONS

From the Agent's Denbigh office bear left over the High Street and proceed along Vale Street. At the traffic lights turn left and upon reaching the roundabout on the outskirts of town, take the A525 St Asaph/Rhyl road. Proceed through the village of Trefnant and having continued straight on at the lights, on reaching the brow of the hill, turn left. At the T-junction turn right and proceed down the 'S'bends. After a short distance turn left and proceed along the lane through the wooded area and on reaching Wigfair Hall continue past their entrance and take the second left onto a private lane leading to the right hand side of the farm buildings. Follow the road around to the rear of the farm and turn sharp right. Continue into the wooded area and thereafter the drive leading to the property will be found directly ahead.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF



SWIMMING POOL
12.19m x 7.62m (40' x 25')



Located adjoining the front garden is a purpose built 3 bay steel framed room, clad in timber boarding and providing a large in-door swimming electrically heated pool with a maximum central depth of about 5ft. There is a wide area adjoining all sides and twin doors opening to the view across The Vale.

FARM BUILDINGS



Planning permission was granted by Denbighshire County Council under application number: 31/2005/1375/PF for the Renewal of application no. 31/2001/0834/PF comprising conversion of outbuildings to 2no. dwellings and installation of new septic tank at Pen Y Bryn, Wigfair, St.Asaph.

A copy of the Consent and conditions therein are available from the Local Authority or Agent's Ruthin office.

PLEASE NOTE: Building works are understood to have started and acknowledged by building control with the provision of partial foundations to one of the existing barns.

LOUNGE
6.53m x 4.52m (21'5" x 14'10")



A spacious and elegant room with a feature exposed brick chimney breast with raised hearth, substantial timber overmantel and an ornate cast-iron wood burning stove. Splay bay window to the front with far reaching northerly views across the wooded valley of the River Elwy towards the Clwydian Hills and double glazed french doors opening to the rear. Oak flooring, tv point and radiator.



STUDY
3.91m x 2.54m (12'10" x 8'4")
Part vaulted ceiling with leaded effect double glazed window, oak flooring and radiator.

FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM
6.78m max x 4.27m max (22'3" max x 14'0" max)



An 'L' shaped room dominated by a stone faced chimney breast with recess, raised hearth and a cast-iron Yeoman multi-fuel stove. Fitted range of base and wall mounted cupboards and drawers with oak panelled door and drawer fronts with contrasting marble effect working surfaces to include an inset 1½ bowl sink with drainer and mixer tap. Inset four-ring electric hob, extractor hood, built-in oven, terracotta style ceramic tiled flooring and leaded effect double glazed window to the front with far reaching views.



SIDE HALL
3.68m x 3.07m (12'1" x 10'1")
Matching flooring to the kitchen, two double glazed windows, both with deep tiled sills, and panelled radiator.

UTILITY ROOM
3.99m x 2.67m (13'1" x 8'9")
Fitted base and wall units with worktop, inset sink, plumbing for washing machine, ceramic tiled floor and double glazed window.



HOME OFFICE & STORES
A large building used for many years as a home office and games room it has electric light and power.

CONSERVATORY

4.95m x 4.88m + 2.69m x 1.37m (16'3" x 16'0" + 8'10" x 4'6")

A large addition to the western side of the house by Everest Windows. A bespoke conservatory with double glazed windows and a self-cleaning clear glass vaulted roof with glazed door leading to the patio, matching flooring to the kitchen and side hall, and two panelled radiators.

FIRST FLOOR GALLERIED LANDING



With vaulted ceiling and leaded effect double glazed window. Walk-in airing cupboard with prelagged cylinder, immersion heater, slatted shelving and radiator.. Three panelled radiator.

BEDROOM ONE

6.53m x 3.45m (21'5" x 11'4")



A spacious room forming part of the extension, with high vaulted ceiling and three leaded effect double glazed windows, two with low level sills. Oak laminated flooring and low level radiator.



EN SUITE SHOWER ROOM



Walk-in cubicle with glazed screen and thermostatic shower, fitted vanity unit with inset bowl to a tiled surround and upstand, and low level wc. Low level double glazed window with sill, laminated flooring to match and radiator.

BEDROOM TWO

4.47m x 3.23m (14'8" x 10'7")



High vaulted ceiling with exposed rafters and purlins, leaded effect double glazed window with far reaching northerly views across the valley of the River Elwy towards the Clwydian Hills and panelled radiator.

BEDROOM THREE

3.84m x 3.30m (12'7" x 10'10")



Two leaded effect double glazed windows with views, partially vaulted ceiling, laminated flooring and radiator.

BEDROOM FOUR

2.64m x 2.31m (8'8" x 7'7")

High ceiling, double glazed window and radiator.

BATHROOM

2.79m x 2.26m (9'2" x 7'5")

Coloured suite comprising panelled bath, tiled vanity unit with inset bowl and double door storage cupboard beneath and low level wc. Part vaulted ceiling, leaded effect double glazed window, oak laminated flooring and radiator.

OUTSIDE



The house stands at the head of a no-through private road leading to this, retained farm buildings with consent for conversion, and adjoining farmland, a large part to the front also in the ownership of our client.

There is a wide patio area to the front and one side with adjoining parking area.

Steps lead down to a large lawn with pleasing views across the valley of the River Elwy, a large area of woodland and beyond across The Vale to The Clwydian Hills and North Wales Coast.



The grounds extend along the rear of the house for some distance and a generally sloping in nature.