

Town & Country

Estate & Letting Agents



Wern Uchaf , Maerdy, LL21 0PD

Asking Price £545,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this fantastic opportunity to purchase a character farmhouse with an extensive selection of outbuildings and stone barns set in a stunning location surrounded by twenty acres of farmland and fields. The property has three bedrooms and character features such as beamed ceilings and large inglenook fireplaces. The barns and outbuildings offer a wealth of opportunities to develop and potentially create an income. The land surrounds the property and is split into various paddocks. With a stunning far reaching rural backdrop, this property is a true rare find and worthy of a viewing to appreciate the location and potential on offer!!!

Directions



From our Oswestry office proceed out of the town and follow the A5 towards Llangollen. Follow the signs for the town passing through the village of Froncysyllte and on reaching Llangollen proceed straight along at the traffic lights. Follow this road for around 10 miles until reaching Corwen. Pass through Corwen and continue along passing through the traffic lights heading towards Betws Y Coed. At the next traffic lights (after Rhug estate) follow the road straight on towards Betws Y Coed. Follow this road until reaching Maerdy and Dinmael. Continue along until observing the Dinmael road sign. Take a left hand turning just before the road becomes a short dual carriageway. Follow this lane down and over the bridge for about 1.5 miles. As the lane starts going a hill take a left hand turning onto the track leading to the property. The sign Wern Uchaf will be visible. Follow the track down and continue along where the property will be found at the end of the track.

Property Overview



The property offers an amazing opportunity to purchase a piece of Welsh heritage. The farmhouse sits within extensive grounds, in all around twenty acres with various stone barns and outbuildings offering so much scope and possibilities. The farmhouse itself is full of character with a large inglenook and beamed ceilings. The barns are extremely spacious and are in good structural condition. There are further barns and garaging ideal for those who want good storage or for car enthusiasts and those who may want to operate a business (subject to relevant planning). The

grounds and fields surround the property, again offering lots of potential for equine facilities and keeping livestock.

Location



The private location has truly stunning views in all directions over the mountains and countryside beyond. Located in a quiet 'tucked away' position, the property is ideal for those wanting to escape busy life and live in a peaceful yet convenient location. Once at the main road, the property is only around 15 miles from the famous village of Betws y Coed being a real tourist hot spot. In the other direction Corwen is a ten minute drive away offering all daily amenities and conveniences whilst the beautiful market town of Llangollen is just twenty minutes away with cultural events and lots of sporting activities all year round.

Driveway



The driveway runs through the fields and leads up to the property. A five bar farm gate gives access to the farm yard and parking area.

Additional Photo



Accommodation Comprises



Kitchen/ Breakfast Room 14'10" x 8'2" (4.54m x 2.50m)



The kitchen/ breakfast room is fitted with a range of base and wall units with work surfaces over, part tiled walls, tiled flooring, a window to the rear, the original beamed ceiling, electric oven and hob, single bowl sink with a mixer tap, plumbing for a

washing machine, space for a fridge, a door to the front and steps leading up to the dining room. Stairs also lead off to the third bedroom.

Dining Room 14'10" x 12'6" (4.54m x 3.83m)



The dining room has a window to the front, wood flooring, the original beamed ceiling, radiator, alcove shelving, built in under stairs cupboard, a window to the rear and a door leading to the inner hallway.

Inner Hallway

The inner hallway has stairs that lead to the first floor and a door leading to the lounge.

Lounge 14'10" x 14'9" (4.54m x 4.50m)



The good sized lounge has a stunning stone inglenook focal fireplace with an inset log burning stove and oak beam over, original beamed ceiling, windows to the front and the rear, radiator, quarry tiled flooring and a door leading to the utility.

Fireplace



Utility 10'8" x 10'5" (3.26m x 3.19m)



The utility is a very versatile space having a sink unit, window to the front, quarry tiled flooring, built in cupboard and a door leading to the bathroom. A door leads to the porch.

Porch

The porch has a quarry tiled floor, two windows and a door leading out to the driveway.

Family Bathroom

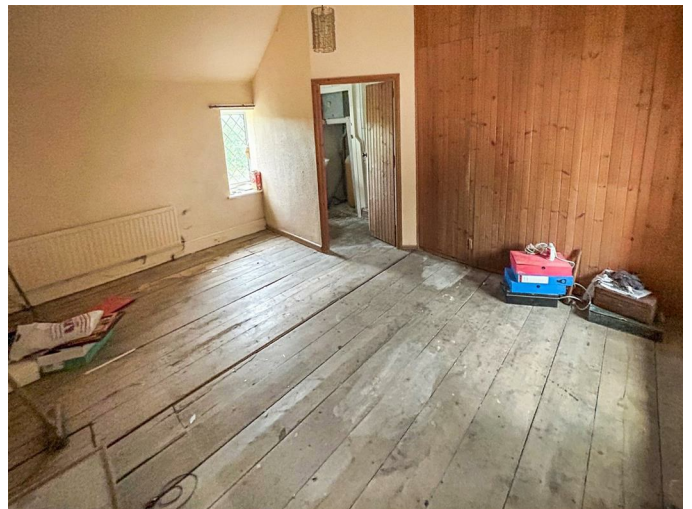


The bathroom is fitted with a panelled bath with a mixer tap and shower head over, electric shower over the bath, quarry tiled flooring, radiator, low level w.c., wash hand basin, a window to the rear and part tiled walls with stone detailing.

First Floor Landing

The first floor landing leads to the two bedrooms and has a window to the front.

Bedroom One 14'11" x 10'1" (4.55m x 3.09m)



The first double bedroom has a window to the front and the rear, built in storage cupboards, exposed floorboards and a door leading to the cloakroom that is fitted with a low level w.c. and has an airing cupboard off.

Bedroom Two 14'11" x 11'3" (4.55m x 3.44m)



The second bedroom has a window to the rear, exposed floorboards, open fireplace with a wooden surround, radiator and a built in cupboard.

Bedroom Three 14'11" x 9'3" (4.55m x 2.82m)



The third bedroom is accessed from a staircase leading from the kitchen and has a window to the side.

The Yard



The yard offers a large area for parking and for turning. The barns are located across the yard from the farmhouse and the garaging and steel outbuildings are located to the bottom side of the

house. A gate at the far end leads into the paddocks a track runs around the back of the barns leading to further fields and a second steel outbuilding.

Additional Photo



Additional Photo



Garaging



The garaging located at the side of the house offers great storage and space for parking vehicles and

farm machinery. The building is split into two sections. The first section measures 5.10m x 4.52m and has double doors onto the yard. The second section has four sets of doors onto the yard and measures 11.39m x 4.52m

Steel Outbuilding

There are also some adjoining steel barns next to the garaging. The first one measures 2.94m x 2.16m and has a door to the front. The second one is two storey and measures 5.01m x 3.40m and has a door onto the yard.

The Barns

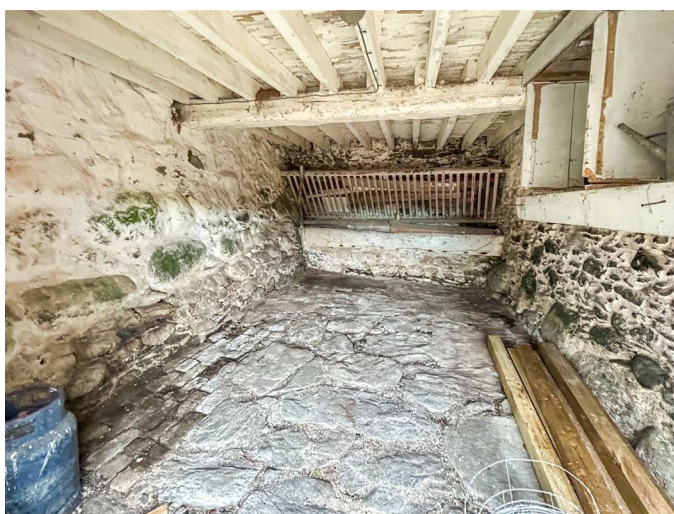


The barns are another great feature of this property and are split into sections. The building offers great potential for either keeping livestock or for the possible conversion into habitable accommodation (subject to planning). The lower section has an open fronted log store measuring 3.24m x 3.14m. Next to this is an adjoining open two storey barn with a feeding cratch measuring 5.12m x 3.14m. Stone steps on the outside of the barn lead up to a first floor room above. To the top side of the open barn there are enclosed rooms split into three sections. The first section measures 4.89m x 4.69m and leads to the second section measuring 4.95m x 4.69m with doors to the front. The third largest section has been divided into dog kennels and measures 12.48m x 4.69m with doors and window openings to the front.

Additional Photo



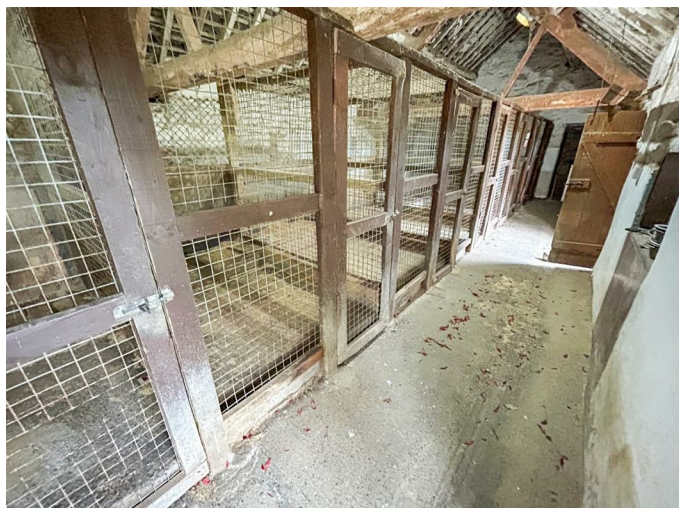
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Additional Photo



Steel Barn To The Rear 35'8" x 14'4" (10.88m x 4.38m)



A track runs from the yard around the top side of the barns to a steel outbuilding that has double doors to the front. A track and gate gives access to the paddocks located topside of the property.

Additional Photo



Stone Shed 17'2" x 10'0" (5.25m x 3.07m)

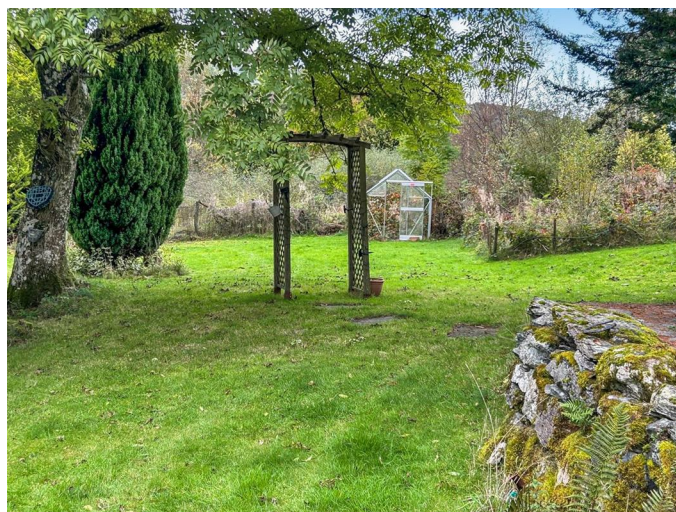


There is a stone built storage she located to the side of the house which is ideal for storing garden furniture and garden tools as it is located next to the garden. There is also a small log store adjoining.

Additional Photo



Gardens



The good sized gardens are mainly laid to lawn and have a greenhouse and mature plants and shrubs.

There is also a lawned and shrubbed garden that runs along the rear of the house with a fenced boundary.

The Land



The land extends to all sides of the property and is approximately 20 acres in total. Starting at the bottom of the driveway with fields to both sides of the lane and gates leading to the far fields in both directions. There are further fields to the topside of the house and to the bottom side off the yard. All fields are fenced and are suitable for a number of uses including equestrian or livestock. The vendor informs us that the land has never been treated with chemicals, only lime.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



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Former Property



The property also has a dilapidated former property located in the fields. It could be possible (subject to planning) to redevelop this dwelling into a residential property.

Additional Photo



Views



The property is located in a truly stunning rural location with far reaching views of the mountains and rolling countryside.

Land Plan



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience -

State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable Conwy County Borough Council and we believe the property to be in Band D.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

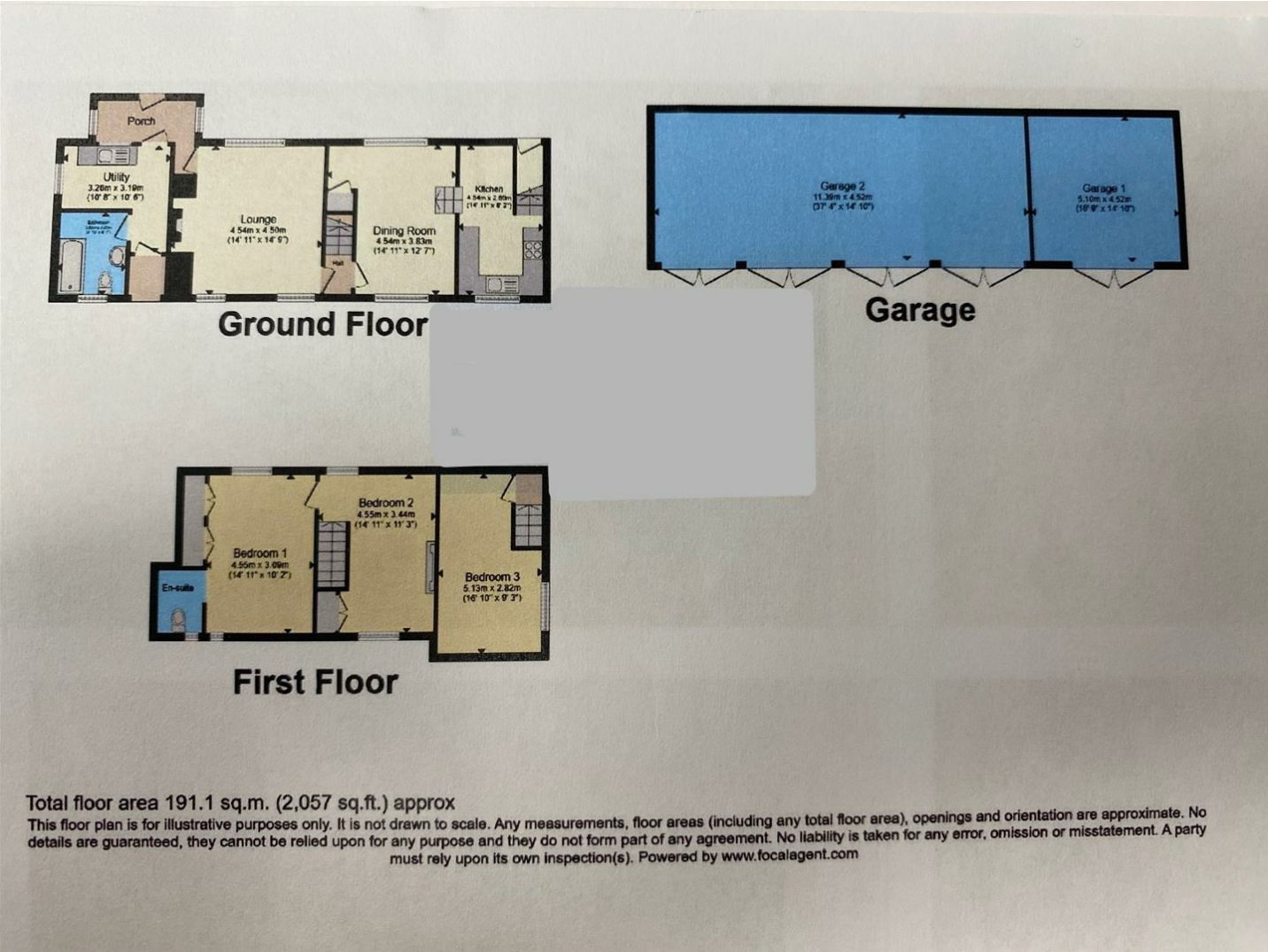
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

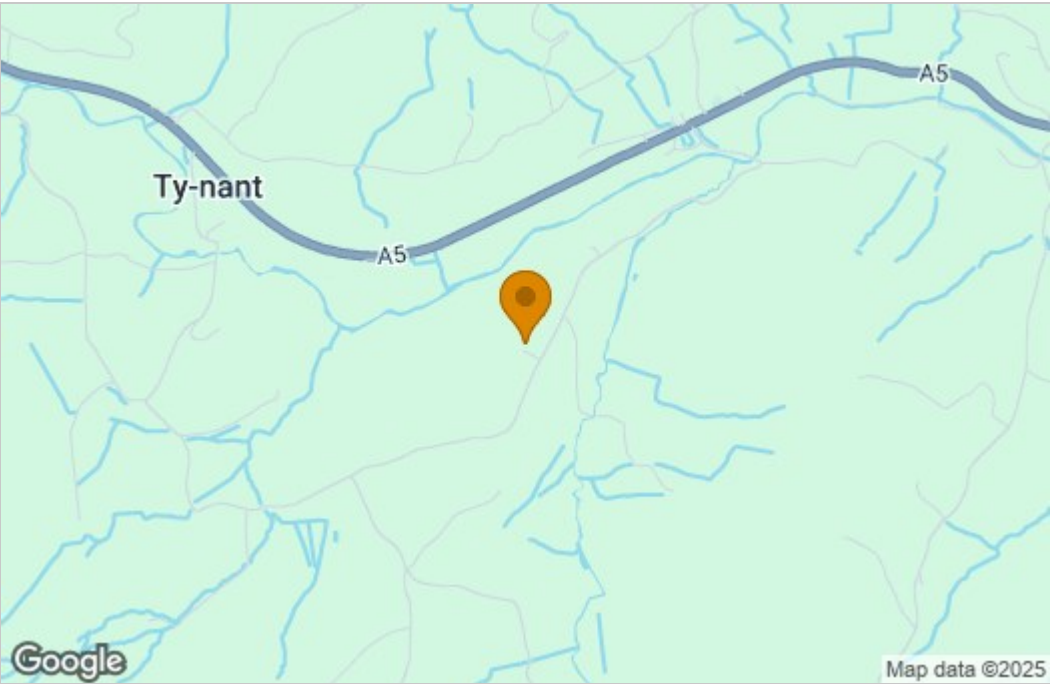
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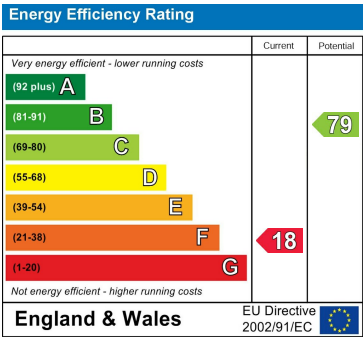
Floor Plan



Area Map



Energy Efficiency Graph



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