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Oernant Isa , Denbighshire LL20 8DP

- Smallholding occupying a superb setting
- Sizeable 5 bedroom farmhouse requiring completion
- Land extending to 45 acres
- Lying within a ring fence of Natural Beauty
- Impressive views over dramatic countryside
- Undeveloped original outbuildings
- Woodland
- Private water via borehole

Oernant Isa, Horseshoe Pass comprises of a superb smallholding occupying the most enviable position at the upper end of the valley with impressive views over dramatic countryside in an area of outstanding natural beauty.

The Property (which requires completion) comprises of a 5-bedroom farmhouse offering fantastic potential and a generous family home with the capability of business potential if so desired.

AGENTS REMARKS

The Property lies only 4 miles distance from the popular riverside town of Llangollen which offers a comprehensive range of amenities including a well-regarded secondary school, wide range of shops and good social facilities.

Llangollen annually hosts the famous International Music Eisteddfod and Fringe Festival and amongst its main attractions are the steam railway, canal, recreational activities such as white water rafting and fabulous walking in the surrounding hills.

Access is via a farm gate directly off the Council maintained highway. The Property provides vehicular access down a hardcore track to the Property and yard. The Property in total stands in approximately 45 acres which comprises of a number of enclosures to include clean pasture and areas of rougher grazing, all amongst a number of converging streams and woodland spinneys.

Part of the Property comprises of an approximate 15 acre woodland which we understand was re-planted in the 1950's mainly with Conifer species.

Whether looking for a change of lifestyle or the wish to buy an imposing house standing in a ring fence of Natural Beauty, Oernant Isa provides a haven for wildlife as well as providing a suitable holding for livestock. Viewing is essential to appreciate the Property's situation and extensive panorama.

Please note albeit significant works have been carried out to the house, the Property does require finishing and potential purchasers should carry out the necessary investigations to ascertain the cost of doing so.

ACCOMMODATION

The Property comprises of a bespoke architect detailed design (unfinished) 5 bedroomed farmhouse and the Property is highly insulated with high specification, double glazed wooden windows throughout, solid block construction built onto bedrock. The rooms within are exceptionally generous all with high ceilings and there is a large second floor attic laid out, with potential for separate access from the driveway.

The internal Property's measurements exceed 500m² and the property is now connected to all mains services.

(All plans are attached).

Ground Floor:

Kitchen: 8.26 m x 4.48 m (27' 1" x 14' 8"). Magnificent views down the Oernant valley. Outward opening trifold sliding doors.

Utility room: 3.75 m x 4.48 m (12' 4" x 14' 8") including

WC: 2.0 m x 1.2 m (6' 7" x 3' 11").

Walk-in Pantry: 2.69 m x 1.65 m (8' 10" x 5' 5").

Bathroom/Wet-room: 2.69 m x 2.0 m (8' 10" x 6' 7")

Entrance Hall: 9.2 m x 2.87 m and 4.20 m x 3.0 m (30' 2" x 9' 5" and 13' 9" x 9' 10") with

additional feature Bread-oven area.

Sitting-Room: Walk into Ingle-Nook fireplace and feature splay reveal French-opening window/seat overlooking orchard, stream and valley, external door looking down the valley, 3.67 m x 4.80 m (12' 0" x 15' 9").

Library/Dining: Fireplace, feature splay window/seat with view down the valley, 5.49 m x 3.67 m (18' 0" x 12' 0").

Study: Feature lime render wall, window overlooking stream, window onto excavated rock face to rear, 4.57 m x 5.42 m (15' 0" x 17' 9").

Porch: Double doors to covered enclosed porch, 3.14 m x 1.14 m (10' 4" x 3' 9").

Plant room area: 7.13 m x 1.86 m (23' 5" x 6' 1"). Services ducts under the house and vertical services ducts up centre of house and to open-pozi-web joists floorspaces.

First Floor:

Galleried stairwell, 1.2 m wide stair designed to ground floor down, second stair to second floor. (stairs not fitted)

Very large open landing 7.78 m x 2.87 m (25' 6" x 9' 5") with feature French-opening window seat overlooking orchard and stream to one end (potential glass floor above bread oven below). Wide corridor to

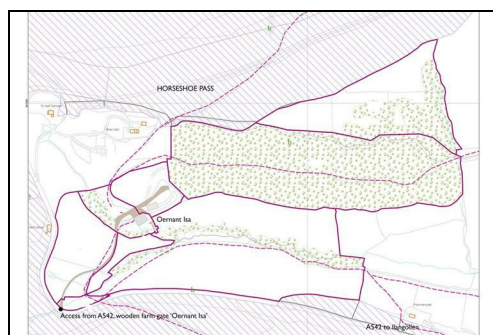
Master Bedroom: 8.26 m x 4.48 m (27' 1" x 14' 8"). With fireplace, two windows, one a tall French-opening floor level window with views down the Oernant Valley.

Ensuite with tall window view down the valley.

Bedroom 5: 4.48 m x 3.75 m (14' 8" x 12' 4"). Adjacent to master bedroom could become another ensuite or a dressing room. Two windows one looking down the valley.

Bedroom 2: 5.42 m x 4.57 m (15' 0" x 17' 9"), with ensuite and two windows one to rockface/driveway, one overlooking the stream.

Bedroom 3: 4.13 m x 3.84 m (13' 7" x 12' 7"). External foul/sewage



manhole outside and soil pipe floor opening to facilitate en-suites or Jack-and-Jill bathroom to bed 3 and bed 4. Window overlooking orchard and valley.

Bedroom 4: 5.49 m x 3.84 m (18' 0" x 12' 7"). Window overlooking valley.
Main Bathroom: 3.35 m x 2.69 m (11' 0" x 8' 10"). For large shower, free standing bath, WC pedestal basin and bidet. Window overlooking rock face.

Second Floor:

Two large open plan areas. Full size staircase design from first floor, (stairs not fitted).

Area A: approx. 60 square metres area to eaves. 12.43 m x 4.77 m (to eaves) x 3.67 m to main roof ridge (40' 9" x 15' 7" to eaves x 12' high to main roof ridge). Single door overlooking entrance driveway. Two large 1.4 m high top-opening Velux windows (includes centre pivot opening also for cleaning). Views down the valley and around from roof windows.

Landing: Landing area lit by large Velux window over central house stairwell to separate: -

Area B: approx. 98 square metres to eaves. 11.98 m x 7.32 m and 3.84 m x 2.80 m (to eaves) x 3.67 m to main roof ridge (39' 4" x 24' 0" and 12' 7" x 9' 2" to eaves x 12' to main roof ridge). Three large 1.4m high top-opening Velux windows (includes centre pivot opening also for cleaning).

Double doors looking down the valley with lifting beam over these doors.

OUTSIDE

The Property has been built on bedrock and whilst the majority of the access tracks have been created the Property does afford scope for landscaping including the land along the driveway and around the house. Below the Property lies a particularly attractive orchard which contains a cascading brook running through.

Below the Property also lies a traditional outbuilding being approximately 35 feet by 12 feet which is detached from the main house and comprises of a formal stable block and barn. This building contains much of its old character to include exposed Oak truss timbers and benefits from adjoining loose box and cattle shed.

The building offers potential for alternative use subject to the necessary planning permission being obtained.

LAND

In all this extends to approximately 45 acres and includes areas of improved pasture, rough grazing and woodland. The land is split by a number of converging streams which provide natural water to many of the enclosures. There is a substantial 15 acre block of more commercial woodland which we understand was planted in the 1950's, predominantly with coniferous well established Scotch Pine, Noble Fir together with Conifer and Larch.

The land is also interspersed with many other coppices to include mature Oak trees, Cherry, Ash, Alder, Willow, Birch, and Hazel. The Property is a veritable haven for wildlife as well as providing a good stock rearing smallholding.

Please see attached boundary plan.

SERVICES

The Property is connected to mains electricity, with a new transformer connection in 2007. An independent water treatment plant Biorock 15 (15 person) located just below the adjacent barn. Additional manholes installed for servicing additional outlets from the house for the barn if required. The Property has been connected to a borehole which was supplied by WB and AD Morgan in 2007 and has been tested and functioning correctly.

There is also the opportunity to purchase a 20kW air source heat pump as part of the sale.

RIGHTS OF WAY

The Property is sold with all existing easements, wayleaves and public rights of way whether specified or not. A public footpath crosses the Property but turns off before the house which is shown on the dotted line on the accompanying plan.

TOWN & COUNTRY PLANNING

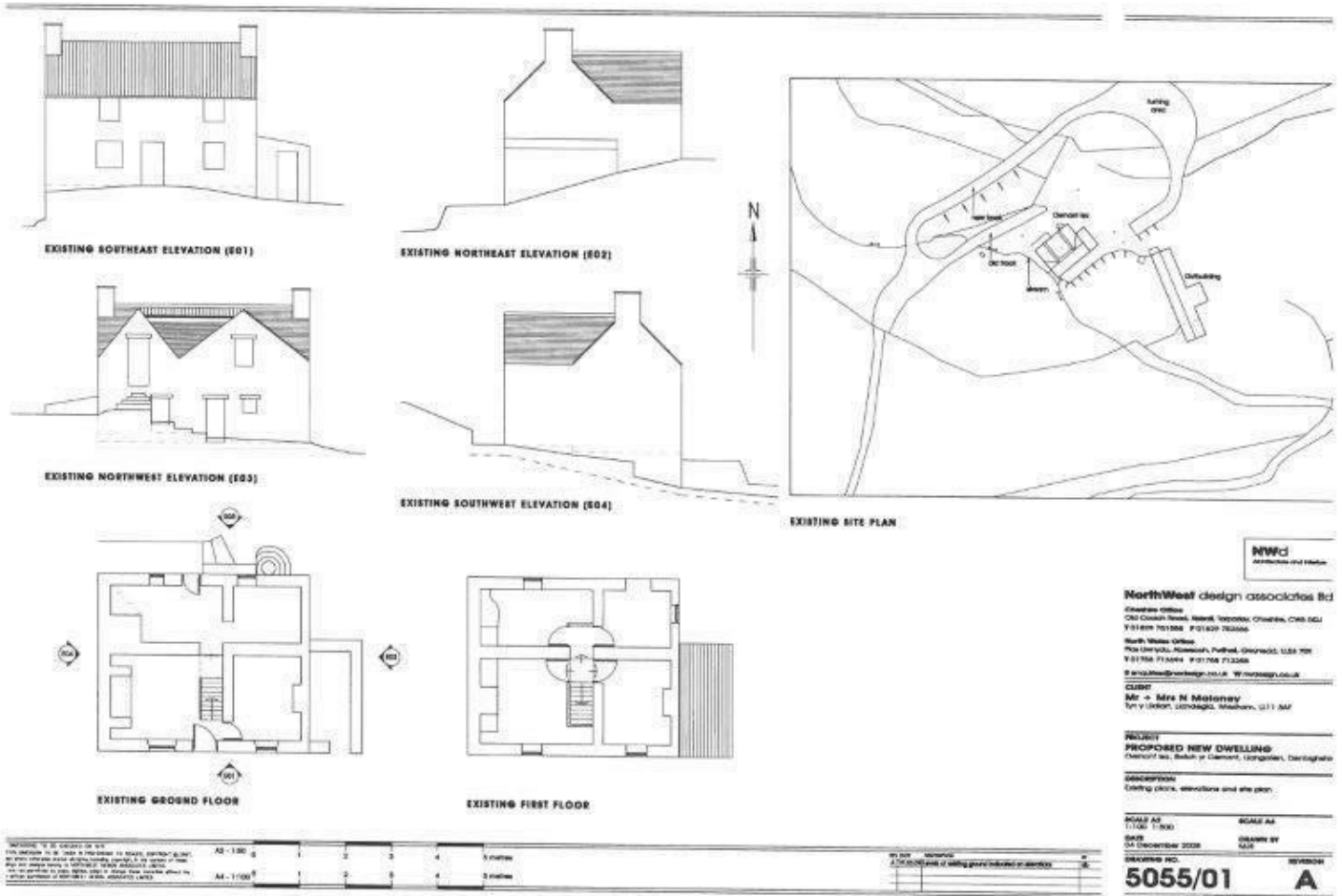
The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or notice which may be existing or become effective, and also subject to any statutory provision (s), or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

DIRECTIONS

From the centre of Llangollen proceed over the bridge turning left into Abbey Road (A542). Continue along this road to the Horseshoe Pass for 4 miles. On the right hand bend of the Horseshoe there is a small layby on the left which chevrons and the entrance with farmgate 'Oernant Isa' on the right. Proceed down the drive to the Property.



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PROJECT
PROPOSED NEW DWELLING
Denbigh, Denbighshire, Denbighshire

DESCRIPTION
Ceiling plans, elevations and site plan.

SCALE AD 1:100 1:500
DATE 04 December 2023 DRAWN BY AW

DWINGING NO. 5055/01 REVISION A

