



# JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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## Ty Isa Bodelwyddan Road, Rhyl, LL18 5UH

- Large Family home/Small Holding
- Income potential from self-contained properties
- Rural location with excellent transport links
- 3.20 acres of Land
- Substantial range of Outbuildings
- Perfect for Equestrian use

Ty Isa comprises of a substantial former farmhouse, numerous traditional outbuildings and land extending to 3.20 acres. This is a property packed with potential, as a large family home or to be separated into 3 dwellings.

A great location situated on Bodelwyddan road being equidistant from the villages of Bodelwyddan and Rhuddlan. The property offers a rural location and outlook however benefits from excellent access to the A55 expressway, and the larger town/city of St Asaph and Abergele.

**\*\*Viewing Recommended\*\***

### AGENTS REMARKS

This property is packed with potential, in its current form has been split into three very generous self-contained units which would lend themselves to providing an excellent income stream, or alternatively useful to accommodate other family members. Equally, the property could simply be brought back to one making for a very sizable dwelling. The layout and sizes of the rooms are very generous, providing a most versatile property, but very much useable in its current form.

The property is modernised to a good standard and benefit from UPVC double glazing and modern central heating systems.

Approached via a private drive directly off Bodelwyddan road and offers parking for numerous of vehicles. A traditional stockyard off provides access to the main traditional, brick built building being two storey and comprising of various store rooms and former shipon. A further sizable building fronts the roadside and comprises of stores and a charthouse. In addition, a separate garage, pony stables and piggery front the property, all having access from the central yard. The buildings are in good order and lend themselves to a multitude of uses.

The land is separated into 3 enclosures, (see plan) lying to both sides of the farmhouse and accessed from the yard. The three enclosures are laid to pasture and are well fenced and level.

Ty Isa offers huge scope for a number of uses and should be of interest to those particularly with small holding or equestrian interests. Viewing is highly recommended.

### MAIN HOUSE

Entrance Hall - 2.03m x 1.48m

Inner Hall - 3.24m x 2.92m

lounge - 6.22m x 4.44m

Kitchen - 2.88m x 4.50m

Bedroom 1 - 3.02m x 3.42m

Bedroom 2 - 3.05m x 3.95m

Bedroom 3 - 3.11m x 3.95m

Bathroom - 3.11m x 2.16m

There is an abundance of built-in storage cupboards in each room and in the hall and landing areas.

EPC E.

### GROUND FLOOR FLAT

Entrance Hall

Bedroom 1 - 3.92m x 4.27m

Bathroom - 2.04m x 3.20m

Lounge - 3.94m x 5.50m

Dining Room - 3.16m x 3.40m

Kitchen - 2.34m x 4.66m

Inner Hall

Bedroom 2 = 3.95m x 3.11m

EPC E.

### 1ST FLOOR FLAT

Landing - 6.22m x 1.93m

Bedroom 1 - 3.54m x 3.68m

Bedroom 2 - 3.54m x 3.18m

Bathroom - 2.03m x 4.27m

Lounge - 3.94m x 5.50m

Kitchen - 2.58m x 3.48m

EPC E.

### OUTSIDE

The property stands in a generous garden to all elevations. It is mainly laid to lawn with a number of mature shrubs and trees.

The traditional stockyard provides access to the main traditional, brick built building being two storey and comprising of various store rooms and former shipon. A further building fronts the roadside and comprises of stores and a charthouse. In addition, a separate garage, pony stables and piggery front the property, all



having access from the central yard. The buildings are in good order and lend themselves to a multitude of uses.

The three enclosures are separated in the following way:  
To the left side of the property the enclosure is 0.84 of an acre.  
To the right side are two enclosures extending to 1.45 acres.

### METHOD OF SALE

The land is to be offered for sale by Private Treaty.

### MISREPRESENTATION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

### 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 Jones Peckover, 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. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

### SERVICES

Mains electricity, water and drainage are connected to the property. Oil Boilers to each property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

### TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

### EASEMENTS & RIGHTS OF WAY

The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; whether referred to in these particulars or not. The property is

conveyed subject to all matters revealed in the title accompanying the contracts of sale.

### ENERGY PERFORMANCE CERTIFICATE

The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection.

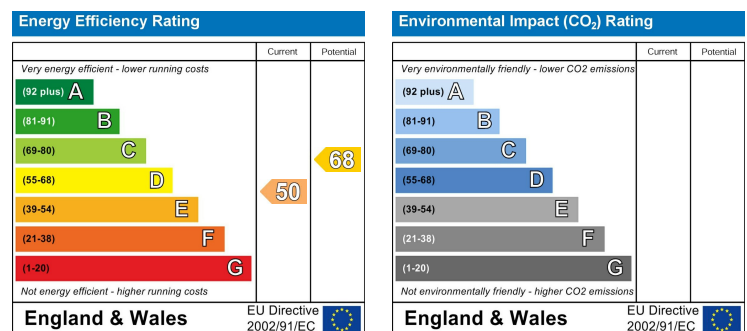
### DIRECTIONS

Exit the A55 at junction 25 and follow Rhuddlan Road past Glan Clwyd Hospital, roughly 400ft on your right will be your destination - Ty Isa, Rhuddlan Road, Bodelwyddan, LL18 5UH.

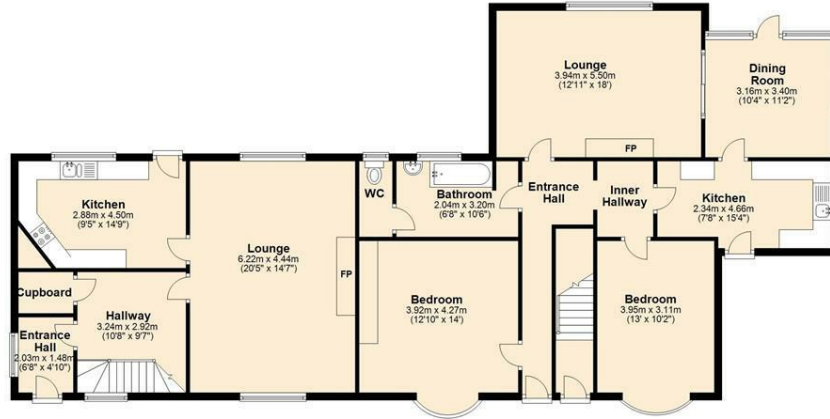
### VIEWING

By arrangement with the Agents, accompanied viewings only, contact:

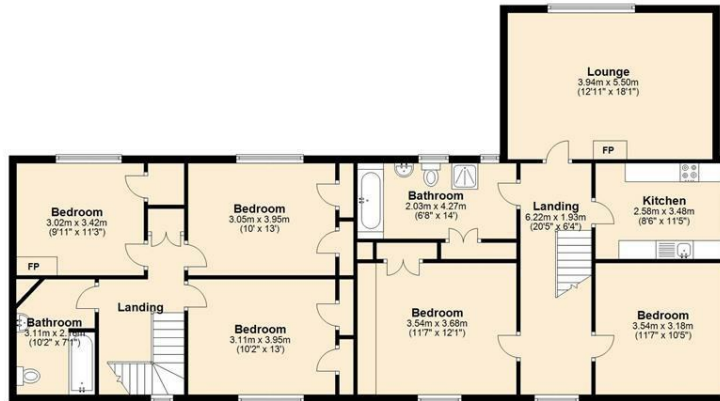
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**Ground Floor**  
Approx. 155.3 sq. metres (1672.0 sq. feet)



**First Floor**  
Approx. 137.5 sq. metres (1480.2 sq. feet)



Total area: approx. 292.8 sq. metres (3152.2 sq. feet)  
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanItUp

**Ty Isa, Bodelwyddan**

