



JONES PECKOVER

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Fferm Nant Uchaf , Cyffylliog, LL15 2DS

- Beautifully renovated 2 bedroom barn
- Approximately 16 acres of Land
- Wildlife ponds
- Various outbuildings
- Potential for further dwellings & holiday let
- Fruit trees and vegetable growing areas
- Idyllic rural living three miles from Cyffylliog
- Viewing by appointment only

Welcome to this charming detached house located just outside the picturesque village of Cyffylliog. This property boasts a generous living space, perfect for a growing family or those who love to entertain along with approximately 16 acres of land.

One of the standout features of this property is the four wildlife ponds, vegetable growing areas and some raised beds, creating a tranquil and natural setting that is sure to impress nature enthusiasts. Additionally, the various large outbuildings of workshops, potting shed, storage and preparation area, 2 green houses offer plenty of storage space or potential for conversion, catering to a variety of needs.

The beautifully renovated barn has character and charm, providing a unique space that can be utilised in a multitude of ways. Imagine the possibilities this space holds for your hobbies or as a peaceful retreat.

For those with a green thumb, the property is surrounded by about 50 fruit trees which occupy about half an acre, offering a bountiful harvest for you to enjoy throughout the seasons. Whether you're a seasoned gardener or just starting out, the orchard provides a delightful touch to the outdoor space.

Furthermore, the additional planning approval opens up opportunities for further development or expansion, allowing you to tailor the property to suit your vision. There is potential to convert one of the buildings into a two bedroom holiday let and for the second barn to be converted to a second dwelling, all planning approval valid. Please note that a current covenant owned by the neighbour restricts the property to only have one dwelling and only agricultural use. The same neighbour currently has access through the farm yard, this is reflected in the sale price.

Don't miss out on the chance to own this idyllic property in Cyffylliog. Embrace the rural charm, the abundance of natural beauty, and the potential this home has to offer. Book a viewing today and step into your own piece of countryside.

INTRODUCTION

We enter this beautiful Stone built former barn through the front door into a spacious hallway, with a stunning hand crafted

staircase ahead leading to the first floor. Beautiful wooden doors lead you to the left into the large kitchen-dining room, to the right a large but cozy lounge and to the rear of the hallway is a door to a ground floor well appointed shower/wet room. Door to the rear. The ground floor benefits from high quality Italian tile flooring as well as underfloor heating. A multifuel cast iron stove in the lounge also provides a cozy atmosphere in the winter.

KITCHEN DINER

4.846 x 4.288

Beautifully light and spacious kitchen-dining space. This tastefully appointed kitchen with a range of wooden base units, a large open pantry and plenty of storage. This room has dual aspect windows with the most beautifully crafted deep wooden window sills as well as patio doors out. Plenty of space for all appliances and a large dining table. The flooring is tastefully neutral Italian tile throughout the ground floor and benefits from underfloor heating. Pendant light in the centre of the room and spot lighting over the preparation and sink area.

LOUNGE

15'8" x 11'7" (4.800 x 3.545)

Large yet cosy lounge, with a beautiful large window to the front of the property offering plenty of light. Stone fireplace with a multifuel burner makes this a cozy room in the winter months. Deep windowsills, pendant light, Italian tile flooring and underfloor heating.

SHOWER ROOM

9'11" x 7'2" (3.032 x 2.193)

Large ground floor shower room, well appointed with a rustic sink vanity unit, toilet, bidet and large walk-in shower. Fully tiled and tastefully decorated. Window to the rear of the property.

FIRST FLOOR

First floor consists in brief of 2 large double bedrooms, a generous landing space with storage, walk in wardrobe and large luxurious bathroom.

LANDING

Spacious landing with 3 doors leading to the two double bedrooms and bathroom. A pendant light and radiator here. Hatch to the loft and a skylight window.



MASTER BEDROOM

16'0" x 12'11" (4.896 x 3.957)

Large Double bedroom. With window to the rear of the property and also French doors which open out to the view of the stream and woodland beyond, a perfect place to sit with your morning coffee and enjoy the birds singing. Wooden flooring, radiator in this room. Beautifully exposed wooden beams adding to the character of the room.

BEDROOM 2

15'11" x 13'0" (4.866 x 3.977)

This second bedroom is a spacious double room. Window to the front of the property and a skylight window making this room light and bright. Exposed beams and wooden flooring. This room also benefits from an enviable walk-in wardrobe with plenty of storage. Spot lighting in this room.

BATHROOM

10'10" x 7'5" (3.315 x 2.275)

Large luxurious bathroom, white sink, bath, toilet and bidet. Tastefully decorated with tiled flooring and half tiled walls. A large window over the bath with views of the garden and stream.

ADDITIONAL INFORMATION

As mentioned earlier this property benefits from under floor heating which is heated with an Air source pump along with the water and radiators, it is also very efficient with Solar panels fitted. The water is provided by a borehole on the land with its own full filtering system which was completed in 2024.

The property comes with a large selection of outbuildings which include 2 greenhouses, potting shed, large workshop, outside toilet and dog kennel. approximately 16 acres of pasture, large poly tunnel space and woodland, including 2500 trees planted in the last few years.

LAND

Fferm Nant Uchaf lies to the South West boundary of a plot of land extending to some 16 acres. The Land is generally sloping, level in part being generally well fenced and providing natural water. The land immediately adjoining the homestead has been planted with an abundance of fruit trees, established since 2018 and extending to approximately half an acre. Four idyllic wildlife ponds, and a large area native planting offer a paradise for wildlife and birds. The remaining land is arranged in convenient grazing paddocks, interspersed with woodland/shrub buffers, some of which have been refenced for livestock providing grassland. The current owners have allowed access through a formal agreement to a local shoot, providing periodic access. Further details of this can be provided upon request. The land has been developed to offer a very usable, and bountiful plot, perfect for those with self sufficiency in mind, smallholders and those with equestrian interests.

DIRECTIONS

what.three.words //results.continued.fillers (The postcode destination is a little short of the property).

From the Village of Cyffylliog with the Red Lion Hotel on your left, continue along the high street to the next turning on your right. Continue through the housing estate and over the river Corris where on the left you will see signs for 'Capel Corris' and 'Tyddyn Fadog', take this road and continue for approximately 2 miles, the property is found to the right just before the ford.

IMPORTANT NOTICE (2) (D)

(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) 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.

(iii) 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.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) 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 enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

MONEY LAUNDERING (D)

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/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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	EU Directive 2002/91/EC	England & Wales	
		84	93		

