



Bwlch Mawr, Pentredwr, Llangollen
Denbighshire LL20 8DN

**Bowen Son
and Watson**

with **Kent Jones**

Bwlch Mawr, Llangollen, LL20 8DN

Guide Price £800,000

A rare opportunity to purchase an established livestock farm situated in the picturesque Horseshoe Pass just outside the popular town of Llangollen.

Bwlch Mawr is comprised of a substantial 5 bedroom farmhouse, a range of modern and traditional farm buildings standing in 81.82 acres (33.11 ha) or thereabouts of grassland and woodland, together with associated hill grazing rights.

The farm has been owned by the same family since the 1950's, with the land and buildings being substantially improved in that time. The farmhouse itself now requires a a scheme of modernisation but has the potential to create an excellent family home with outstanding views towards the Vale of Llangollen.

The farm offers a host of future agricultural, residential and equine uses, with the large range of redundant stone built farm buildings offering further development potential.

Location

Bwlch Mawr is situated within the Horseshoe Pass, a mountain pass which separates Llantysilio Mountain from Maesyrychen Mountain. The nearby village of Pentredwr has a Community Centre located in the old primary school, however a larger range of shops, schools and amenities can be found in the nearby town of Llangollen (3 miles).

Llangollen is a historic market town situated on the banks of the River Dee. Internationally renowned for its annual Eisteddfod, Llangollen also offers a wide range of day to day facilities; good schools, a new health centre and a wide range of shops including greengrocers, butchers and bakers and numerous small boutiques. There are several hotels and a good range of cafes, bars and restaurants.

The area is also well known for outdoor pursuits such as kayaking, fishing, horse riding and hiking in the surrounding Berwyn Mountains or nearby Snowdonia National Park.

Farmhouse

Bwlch Mawr Farmhouse is situated at the end of a private driveway, which splits to provide separate lanes to both the farmhouse and farm buildings. Constructed of local stone under a rough cast render with a pitched slate roof, the accommodation briefly comprises:

Entrance Porch

With door into:

Store Room/ Former Dairy

12' 11" x 7' 7" (3.94m x 2.31m)

Space and plumbing for washing machine and tumble dryer.

Hallway

17' 6" x 12' 10" (5.34m x 3.9m)

With stairs to First floor and door to outside

Lounge/Dining Room

17' 10" x 16' 0" (5.44m x 4.88m)

An original Inglenook fireplace housing log burner, beams to ceiling, door into storage cupboard. Door to stair case leading to:



Sitting Room

13' 9" x 13' 1" (4.18m x 3.99m)

Log burner set on tiled hearth with brick surround.

Kitchen

16' 11" x 11' 7" (5.16m x 3.53m)

Fitted kitchen units with worktop over, Belfast sink with mixer tap over, Oil fired 'AGA' (providing domestic hot water), Tiled flooring and beams to ceiling.

Shower Room

9' 3" x 4' 8" (2.81m x 1.41m)

Fully tiled with low level flush W.C, wash hand basin, shower cubicle and airing cupboard housing hot water cylinder. Stairs off Hall to:

First Floor Landing

With doors off to:

Bedroom One

16' 1" x 6' 11" (4.89m x 2.1m)

Fireplace.



Bedroom Two

12' 8" x 12' 4" (3.86m x 3.75m)

Bedroom Three

17' 7" x 7' 9" (5.35m x 2.36m)

Bedroom Four

10' 10" x 10' 2" (3.31m x 3.1m)

Currently used as a storage room and houses the water tank.

Bedroom Five

14' 3" x 12' 2" (4.34m x 3.72m)

Has been refurbished in recent years.

Garage

13' 9" x 13' 1" (4.18m x 3.99m)

Situated below the Sitting Room is an Integral Garage. There is also a small Storage shed adjoining the former Dairy.

Located adjacent to the farmhouse is a separate building housing:

Stable 1 - 5.32m x 2.92m

Stable 2 - 5.32m x 2.47m



Farm Buildings

Situated below the main farmhouse (with a separate access) is a range of both traditional stone and more modern portal framed buildings which have been previously used for sheep and cattle housing but offer a host of potential future uses (subject to any necessary planning consents).

Cow House - 9.88m x 4.64m

Single storey of a stone construction set under a pitched corrugated metal sheeted roof.

Cow House 2 - 4.78m x 4.78m

With loft above, of stone construction set under a pitched corrugated metal sheeted roof.

Barn - 9.14m x 8.23m

Concrete frame construction with part block sides, part corrugated metal sheeting set under a pitched corrugated sheeted roof. Open fronted with gates.



Sheep/Cattle Shed - 14.71m x 8.2m Concrete frame construction with part block and corrugated metal sheeted sides. Set under a pitched corrugated sheeted roof.

Lower Sheep/Cattle Shed - 12.29m x 9.14m Block construction set under a pitched corrugated metal sheet roof.

Stone Barns There is a large range of dilapidated stone barns all of which have outstanding views and offer potential purchasers a host of future development opportunities subject to obtaining any necessary planning permissions.

Land

The agricultural land extends to approximately 69.94 acres (28.32 ha) and is situated in one block extending around the main farmstead ranging from around 200 - 400 metres above sea level.

The land is all down to pasture and has been improved by the owners over several generations with the fields enclosed by stock proof fencing and ideally suited to the grazing of sheep and cattle, with a number of meadows used for hay/silage production.

The land to the South and West of the Farm



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Buildings is gently sloping but is largely accessible by farm machinery. A steep block of land can be found immediately to the North of the farmhouse but becomes less steep as you move higher up the hill, with access onto the adjoining common land at the Northern point of the holding.

The land contains a number of mature hedgerows and a number of mature copses of native trees useful for amenity and wildlife purposes

Grazing Rights

We are informed that farm has hill grazing rights for 294 sheep on the adjoining common land known as Moel y Faen.

A hefted flock of Welsh Mountain Sheep is also available by separate negotiation.

Woodland

Immediately to the North of the main farm drive is a block of mature woodland known as Llwyn Adda. The woodland extends to 9.83 acres (3.98 ha) or thereabouts and consists of mainly native broadleaf varieties. The woodland falls



within the boundary of the Ruabon/Llantysilio Mountains Site of Special Scientific Interest (SSSI).

There is a smaller block of rough woodland situated to the South of Llwyn Adda which extends to around 0.35 acre (0.14 ha). This is situated outside the SSSI.

Basic Payment Scheme (BPS)

The eligible land is registered with Rural Payments Wales. 73.5 BPS entitlements will be included within the sale.

Services

We are informed that the farmhouse and some of the farm buildings have mains electric, with separate meters for both.

The property is connected to a private spring fed water supply system with holding tank and a UV filter in the Farmhouse.

The farmhouse has an oil fired AGA in the kitchen which heats the domestic hot water supply.

There is a private septic tank drainage system.

BT fibre is currently being installed to the property through a Welsh Government funded project.

Local Authority & Council Tax Band

Denbighshire County Council.
Council Tax Band 'F'

EPC Rating

EPC Rating G (10)

Tenure

We are informed that the property is Freehold subject to Vacant Possession upon completion.

Method of Sale

The property is offered for sale by Private Treaty as a whole or in suitable lots.

Easements, Wayleaves and Rights of Way

The land is sold subject to all wayleaves, public or private rights of way, easements and covenants whether specifically mentioned in the sales particulars or not. We are informed that public footpaths run through the holding.

Plans & Areas

Plans & Areas included within the marketing of this property are for identification and purposes only.

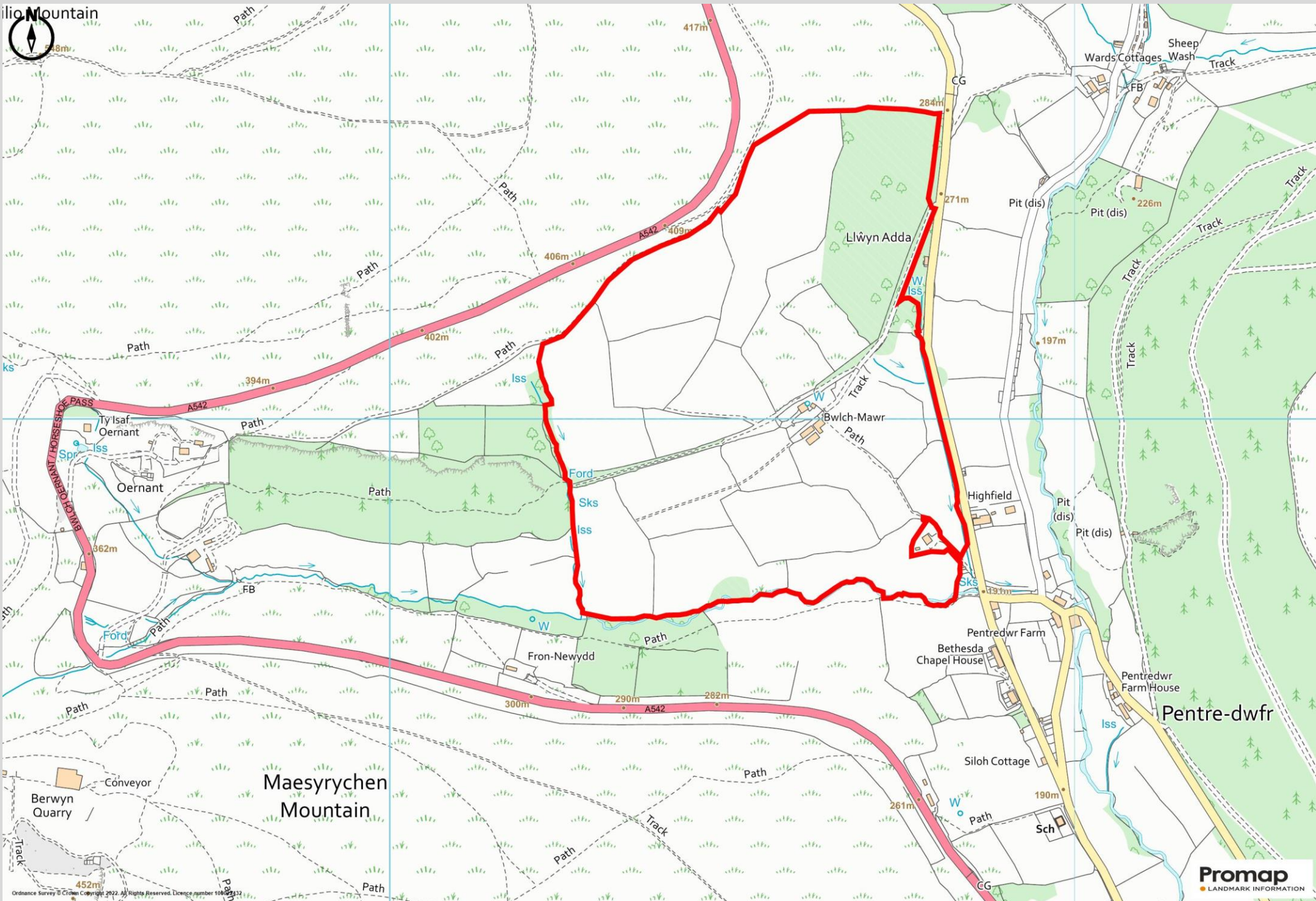
Directions From the centre of Llangollen proceed over the River Dee bridge and turn left onto the A542. Continue for approximately 2.5 miles, before turning right signposted for Pentredwr. Bear left and continue through the village. As you start to climb the hill the farm driveway will be found on the left.

What 3 Words: [valuables.stump.cave](https://www.valuables.stump.cave)

Viewings and Further Details

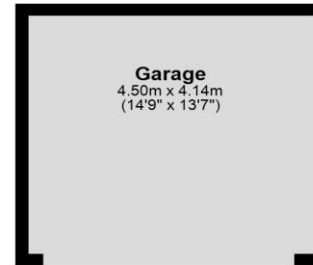
For further details or to arrange a viewing please contact the Selling Agents Oswestry office on 01691 652367

Maesrychen Mountain



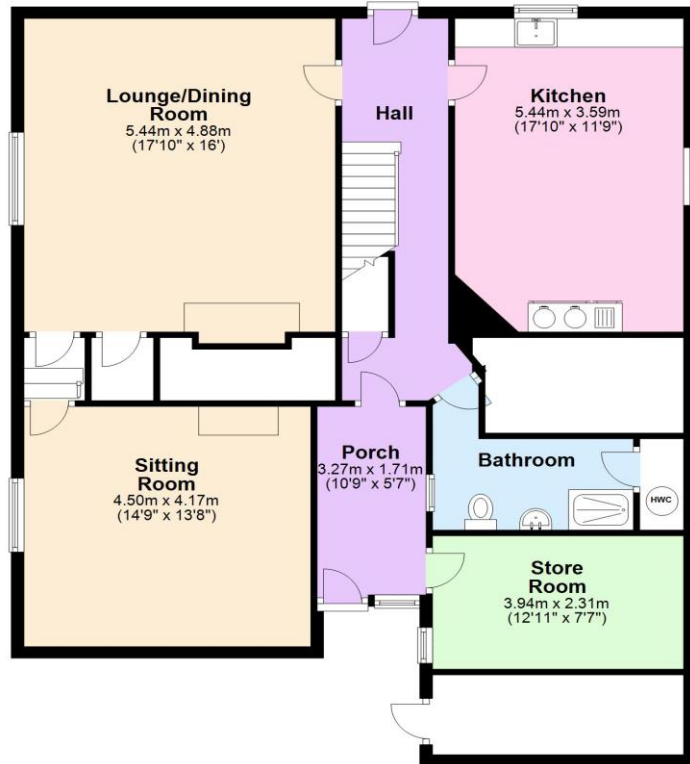
Basement

Approx. 18.6 sq. metres (200.4 sq. feet)



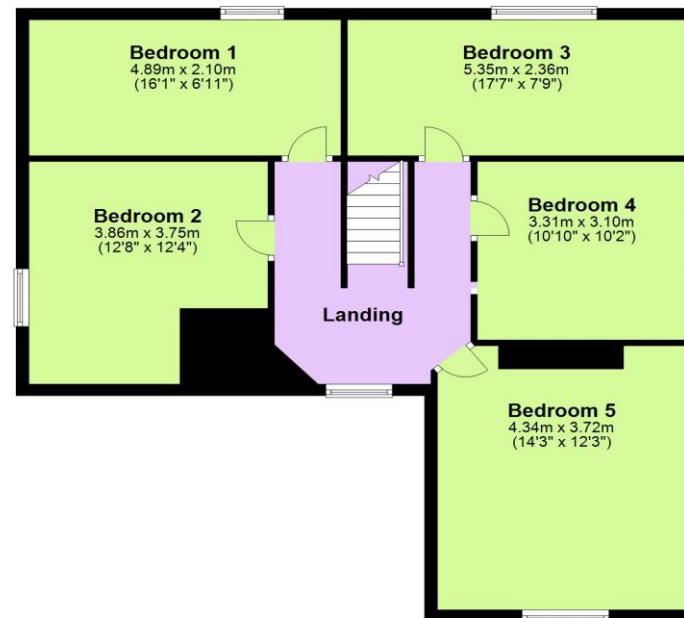
Ground Floor

Approx. 118.3 sq. metres (1273.6 sq. feet)



First Floor

Approx. 80.8 sq. metres (870.1 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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