

# BOWEN

PROPERTY SINCE 1862



Guide Price: £695,000

🏠 5 Bedrooms

🛀 1 Bathroom

📍 81.82 acres

Bwlch Mawr, Pentredwr, Llangollen,  
Denbighshire, LL20 8DN



# Bwlch Mawr, Pentredwr, Llangollen LL20 8DN

## General Remarks

**Location:** Bwlch Mawr is situated within the Horseshoe Pass, a mountain pass which separates Llantysilio Mountain from Maesrychen 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:





## Accommodation

**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) there 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 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)

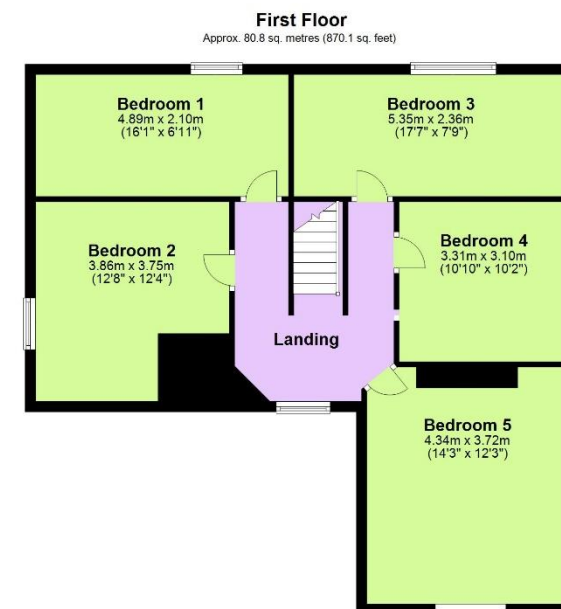
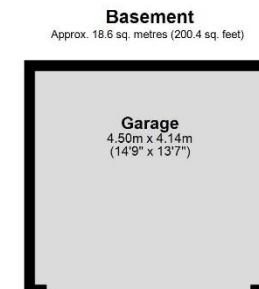
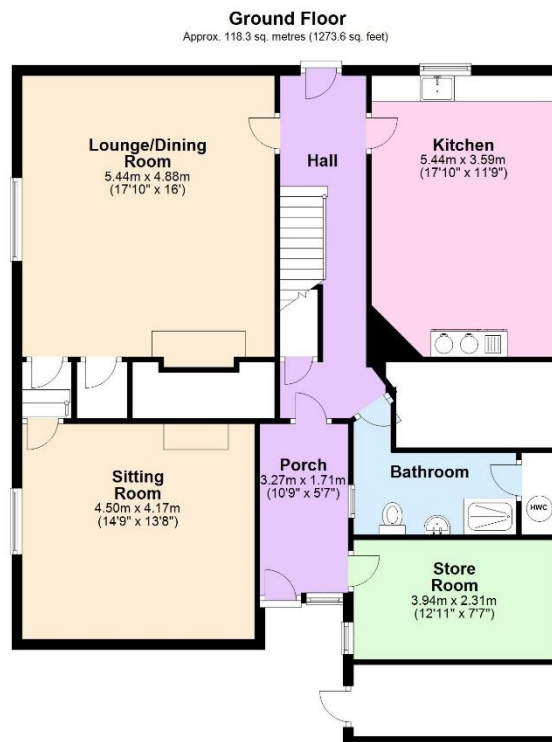
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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

**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

**Viewings & Further Details:** For further details or to arrange a viewing please contact the Selling Agents Oswestry office on 01691 652367:



Total area: approx. 217.8 sq. metres (2344.1 sq. feet)



