



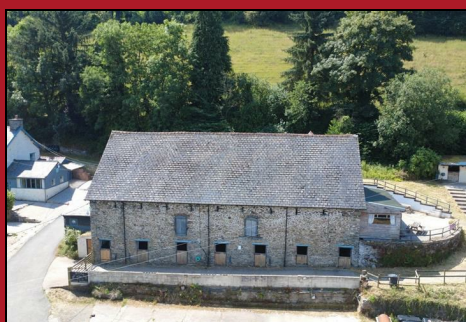
JONES PECKOVER

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Tal Y Garth Ucha, Glyn Ceiriog, Glyn Ceiriog, Llangollen, LL20

- 5 Bedroom Equestrian Property with Land
- 26 Acres with More Land Available
- In Need of Updating
- Endless Potential
- Extensive Stabling, Outbuildings and Manege
- 2 Self Contained Apartments
- Tranquil Location with Stunning Views
- No Forward Chain



Exceptionally versatile rural property with 5 bedrooms, extensive stabling, paddocks, manege, two 2 bedroom apartments, ancillary outbuildings and stores, all set in approximately 26 acres, with more land available by separate negotiation.

Occupying an elevated position on the outskirts of the picturesque village of Glyn Ceiriog, Llangollen, this remarkable property offers a unique opportunity for those seeking a rural retreat with ample land and extensive equestrian facilities.

Spanning an impressive 26 acres, the estate boasts stunning views of the surrounding countryside, provides a particularly tranquil and idyllic setting and offers excellent versatility with the option to purchase additional land if required.

The main residence is a charming five bedroom house which, while in need of cosmetic refurbishment, retains many original features that add character and charm. In addition to the main house, the property includes two 2 bedroom apartments, providing excellent potential for guest accommodation, rental or holiday let income.

For equestrian enthusiasts, the extensive stables and paddocks are a significant highlight, offering the ideal setup for horse owners. The property also features a manege, perfect for training and riding. The grounds are complemented by woodland and a spring-fed pond and have previously benefitted from an outdoor swimming pool which has been decked over.

This property presents a rare opportunity to own a substantial residence in a tranquil setting, with the potential to create a stunning family home or a profitable venture.

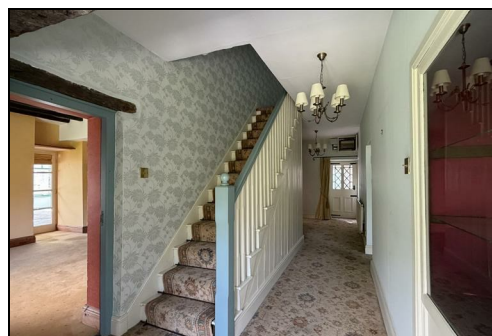
LOCATION

The property is situated on a quiet country lane on the outskirts of the rural village of Glyn Ceiriog and enjoys stunning rural views by virtue of its slightly elevated position. The peaceful setting is enhanced by the surrounding unspoiled countryside which offers excellent hacking and superb country walks. The village offers excellent amenities including post office, store and village inns whilst the larger centre of Llangollen with its picturesque riverside setting and wide array of shops, restaurants and leisure facilities offers a more comprehensive range of amenities. Oswestry and the city of Wrexham are also within easy travelling distance, being approximately 9 and 16 miles distant respectively.

THE MAIN RESIDENCE

The property offers spacious accommodation over three floors and displays many charming original features including impressive feature fireplaces, exposed timber beams and slate slabbed flooring. Offering an impressive 4 reception rooms, 5 bedrooms and 2 bathrooms, the residence provides ample space for family occupation and offers excellent versatility.

Upon entering, the porch gives access to the entrance hallway with timber staircase to the first floor. A spacious triple aspect living room with large stone fireplace housing a multi fuel stove and bread oven provides a cosy living space and gives access through to the sunroom. The sitting/dining room again displays impressive character features with a large inglenook fireplace, beamed ceiling and slate slabbed flooring and opens through to the kitchen which is fitted with a comprehensive range of base and wall units, timber working surfaces, granite surround to the Belfast sink, exposed ceiling timbers and quarry tiled flooring. Two further reception rooms, a utility/boot room and shower room complete the ground floor accommodation. The first floor provides 3 double





bedrooms together with a large family bathroom. To the second floor are two further double bedrooms.

STABLES, OUTBUILDINGS AND APARTMENTS

Extensive stabling and associated equestrian outbuildings are included within the sale. The principal building is constructed of stone under a pitched slated roof and provides stabling, tack and feed stores together with a number of ancillary rooms accessed from a central courtyard which provide exceptional versatility subject to the necessary permissions. Incorporated within this block are two self-contained apartments, both in need of renovation and each providing 2 bedroom accommodation. A further detached stable block lies within the curtilage together with numerous other block and timber outbuildings and agricultural stores. A detached timber garage lies to the front of the house.

THE LAND

The property is offered for sale with approximately 26 acres comprising of gardens with a spring-fed pond and woodland area together with grass paddocks, 20m x 40m manege and fishing rights to the River Ceiriog. Additional land is available by separate negotiation.

SERVICES

Mains water and electricity, septic tank drainage, solid fuel central heating, solar panels.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors

or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



