



JONES PECKOVER

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Chartered Surveyors • Auctioneers • Land & Estate Agents

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Glan Y Morfa Farm, Terfyn, Bodelwyddan, Rhyl, LL18 5SW

- Detached 4 Bedroom Farmhouse
- Approximately 1.64 Acres
- Additional Land Available
- Convenient for A55 Expressway
- Extensive Outbuildings
- In Need of Renovation
- Semi Rural Location
- No Forward Chain



Detached former farmhouse and substantial range of outbuildings set in approximately 1.64 acres. Additional land available if required.

Situated in a semi-rural location on the outskirts of Bodelwyddan, this substantial Grade II former farmhouse presents a unique opportunity for those seeking a property with land. Set within approximately 1.64 acres, this residence boasts four spacious bedrooms and three reception rooms, providing ample space for family living and entertaining.

The property is in need of renovation and offers excellent versatility and the possibility of development potential subject to the necessary permissions. Further land is available by separate negotiation if required.

The location strikes a perfect balance between rural tranquillity and accessibility, with excellent access to the A55 Expressway just minutes away at Bodelwyddan and the stunning North Wales Coastline also being within easy reach.

The extensive outbuildings comprise of a mix of traditional and modern buildings and provide an extensive and versatile footprint for a number of uses.

THE FARMHOUSE

The farmhouse dates back to the late eighteenth century and is constructed of brick under a pitched slated roof. The property displays many character features and whilst requiring renovation throughout, provides the makings of an impressive and substantial rural home in a peaceful yet convenient setting.

The accommodation within enjoys a spacious and versatile layout and in brief comprises of a covered Entrance Porch which gives access to the Living Room with tiled fireplace, beamed ceiling and quarry tiled flooring, Sitting Room with tiled fireplace and window to front elevation and a third large reception room to the rear with windows to the side and rear

elevations, beamed ceiling, quarry tiled flooring and open fireplace. The Kitchen, again with quarry tiled flooring and window to rear elevation, leads to a separate Utility Room and this completes the ground floor accommodation. The first floor accommodation provides 4 double bedrooms and bathroom.

THE OUTBUILDINGS

The property benefits from a substantial range of outbuildings which comprise of a mix of traditional brick, stone and block buildings under sheeted and slated roofs together with more modern open fronted metal framed agricultural buildings, the majority of which front the concreted yard.

THE LAND

The former farmstead occupies a generous plot amounting to approximately 1.64 acres in total and provides a sizeable concreted forecourt fronting the outbuildings together with grassed areas to the front, side and rear of the residence. An additional parcel of land is available to purchase by separate negotiation.

OVERAGE CLAUSE

The property will be the subject of an overage clause of 30% over a period of 30 years

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.

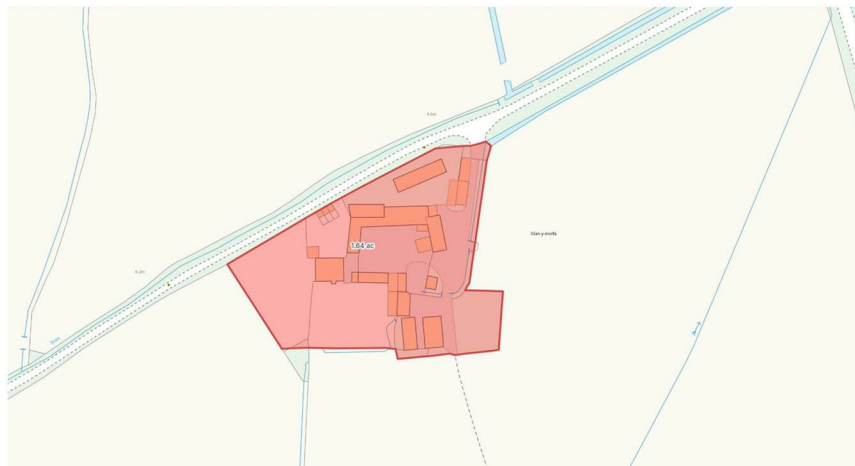
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	34

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	





Land App



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