



Hendy Acre Uchaf Llansannan, Denbigh , LL16 5ND
Guide Price £599,950



— CLOUGH & CO —
Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents

Clough & Co are proud to offer to the market Hendy Acre Uchaf, a well presented farmhouse with converted former shippon and granary comprising 5 self contained units being formerly ran as a successful holiday lettings business together with modern outbuilding standing in approximately 3.71 acres. Located in an idyllic setting on the outskirts of the sought after village of Llansannan and boasting a wealth of potential and further opportunities, Hendy Acre Uchaf maybe of interest to a variety of prospective purchasers to include farmers, smallholders, equine enthusiasts and investors.

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property stands in a peaceful rural setting in a secluded valley within rolling countryside being some 1.5 miles or so south of the popular village of Llansannan. The village community has a local shop/post office serving daily needs, an Inn known as the Red Lion and primary school. Whilst enjoying a convenient position and rural setting the local towns of Denbigh is only 9 miles distance and Abergele 10 miles, providing a more comprehensive range of shops, secondary schools and leisure facilities. The A55 Expressway at Abergele provides easy access along the North Wales coast and interlinking the motor network beyond.

From our Denbigh office proceed down Bridge Street, at the roundabout take the first exit towards Pentrefoelas onto the A543 road, continue on this road driving through the village of Groes, at Bylchau take a right onto the A544 towards Llansannan, stay on this road until you reach the village itself. After the Red Lion Inn take a left onto Ffordd Gogor and take the next left, stay on this road for approximately 1 mile and the property can be seen on your left hand side signposted Clough & Co for sale board.

DESCRIPTION

The farmhouse is of much character and charm set within delightful and mature gardens with ample parking area and convenient paddock extending in total to approximately 3.32 acres. The detached converted former shippon and granary has been formally ran as a successful holiday let business comprising 5 self contained units known as 'Bythynnod Hendy Acre Uchaf' providing the current vendor a good income for many years with many repeat bookings. VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED.

FARMHOUSE

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

Spacious porch with slated floor.

DINING ROOM

13'6" x 11'4" (4.12m x 3.47m)

With oak beam ceiling, patio doors to front, timber floor, central heating radiator, arched doorway through to the :-

ADDITIONAL PHOTOGRAPH

KITCHEN

12'2" x 11'9" (3.73m x 3.59m)

Timber effect floor and wall units with stainless steel sink unit with chrome ornate mixer taps, Esse oil fired Rayburn, window to rear and side aspect, built under oven with hob and extractor above, tiled floor.

ADDITIONAL PHOTOGRAPH

LIVING ROOM

14'6" x 13'6" (4.44m x 4.12m)

Open fire with stone feature fireplace with slated hearth and oak beam above, oak beamed ceiling, window to front aspect, timber floor, central heating radiator.

SITTING ROOM

12'7" x 12'2" (3.86m x 3.71m)

Brick/stone surround fireplace with oak beam above, log burner and slated hearth, oak beam ceiling, understairs cupboard, timber floor, electric meter box, stairs to :-

FIRST FLOOR

BEDROOM ONE

12'8" x 12'0" (3.87m x 3.67m)

Character room with oak beam ceiling, original brick wall, timber floor with :-

EN SUITE

With Mira electric shower, inset wash hand basin, partly tiled wall, wc, shower rail and door to outside.

REAR PORCH

Tiled floor with access to the rear.

UTILITY ROOM

8'0" x 6'0" (2.45m x 1.85m)

Access to loft, wash hand basin, vinyl floor.

TOILET

8'4" x 2'11" (2.56m x 0.89m)

With wc, wash hand basin, panelled walls and tiled floor.

FIRST FLOOR

LANDING

Airing cupboard

BEDROOM TWO

13'8" x 12'3" (4.19m x 3.74m)

Fitted wardrobes, window to front aspect, oak beamed ceiling, timber floor, central heating radiator.

BATHROOM/WC

8'9" x 7'11" (2.67m x 2.42m)

Comprising low level wc, fitted shower cubicle, panelled bath, towel rail, timber floor.

BEDROOM THREE

11'8" x 7'4" (3.58m x 2.24m)

Window to side aspect, central heating radiator, carpeted floor.

BEDROOM FOUR

13'6" x 8'4" (4.13m x 2.56m)

Store room cupboard, window to front aspect with oak beam above, carpeted floor and central heating radiator.

OUTSIDE

Spacious grounds providing ample parking area with well maintained and elevated garden to include lawned area and shrubs with impressive island.

Stone under slated roof pig stys being formerly used as dog kennels

3 bay steel frame Dutch barn with sheeted side cladding and roof with 2 lean-to's providing ample storage area. Situated within the Dutch barn is a concrete block built toilet/laundry room and general store in association with the holiday let cottages.

LAND

The land includes a conveniently sized paddock being level in terms of topography and benefiting good boundaries. The land is convenient to the outbuildings and benefits separate road frontage access.

A small orchard is situated behind the outbuildings which includes a variety of fruit trees.

HENDY COTTAGES

NO 5 STABAL

Elevated decking area entrance to :-

FRONT ENTRANCE

BEDOOM/LOUNGE

12'1" x 12'0" (3.69m x 3.67m)

With fitted wardrobes, tiled floor, central heating radiator

SHOWER ROOM

6'4"x 4'1" (1.95mx 1.27m)

With fitted shower, pedestal wash hand basin, low level wc, tiled floor.

LANDING

Store Cupboard

FIRST FLOOR

KITCHEN/DINER/LOUNGE

17'7" x 12'0" (5.38m x 3.66m)

Double doors to large balcony, open beam ceiling, concrete tiled walls, timber wall units, sink unit.

NO 1 HOFEL

Entrance

KITCHEN/DINER/LOUNGE

16'1" x 12'9" (4.91m x 3.90m)

High gloss wall and base units, stainless steel unit with chrome mixer taps, stainless steel oven and hob with extractor above, timber floor, open beam ceiling, central heating radiator, door to :-

SHOWER ROOM

6'2" x 5'0" (1.90m x 1.53m)

With shower, wc, wash hand basin, towel rail.

BEDROOM

11'3" x 8'10" (3.44m x 2.70m)

Timber floor and central heating radiator.

NO 2 BEUDY

KITCHEN/DINER/LOUNGE

18'2" x 11'11" (5.54m x 3.64m)

High gloss floor and wall units, partly tiled walls, Belfast sink with chrome mixer taps, oven and hob with oak beamed ceiling, central heating radiator, store room

FIRST FLOOR

Electric meter box

BATHROOM

7'5" x 3'11" (2.27m x 1.20m)

With pedestal wash hand basin, shower, tiled walls, heated towel rail and timber floor.

BEDROOM

10'0" x 9'10" (3.06m x 3m)

Timber floor and central heating radiator.

NO 3 GRANAR

FRONT ENTRANCE

LOUNGE/DINER

11'0" x 11'10" (3.37m x 3.63m)

Fitted cupboard, electric meter box, central heating radiator, timber floor.

KITCHEN

11'8" x 6'3" (3.58m x 1.92m)

Timber effect wall and floor units, Belfast sink with chrome mixer taps, built in oven, hob, part tiled walls, timber floor.

FIRST FLOOR

LANDING

BATHROOM

7'6" x 4'1" (2.29m x 1.26m)

Shower, low level wc, pedestal wash hand basin, panelled walls, heated towel rail and timber floor.

BEDROOM

14'9" x 9'10" (4.51m x 3m)

Spacious room with timber floor and central heating radiator.

NO 4 - SGUBOR

FRONT ENTRANCE

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