

Pen Y Bryn, Nercwys

Mold

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

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Offers in Region of £750,000

Top Of The Hill

Nercwys, Mold

Council Tax band: E

Tenure: Freehold

- FOUR BEDROOM DETACHED FARM HOUSE SET ON 6 ACRES
- SMALL HOLDING WITH 3 ACRES OF FARM LAND AND 2 ACRES OF NEWLY ESTABLISHED WOODLAND PLUS 1/4 ACRE PADDOCK
- 50FT BARN WITH MEZZANINE, CHICKEN COOPS AND HOME OFFICE
- GROUND SOLAR PANELS, AIR SOURCE PUMP AND BATTERY STORAGE
- TWO GARAGES
- 50FT OUTBUILDING WITH POTENTIAL TO CONVERT (SUBJECT TO THE RELEVENT CONSENTS
- UNRIVALED VIEWS OVER LIVERPOOL, MANCHESTER, DERBYSHIRE AND CUMBRIA
- RURAL LOCATION WITHIN A SHORT DRIVE OF THE HISTORIC MARKET TOWN OF MOLD
- UNLIMTED POTENTIAL



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Farm House
A 4 bedroom detached farm house with lounge, dining room, kitchen, utility a modern bathroom and ground floor wet room. The property has been fully insulated inside and out and is heated via an air source pump with ground solar panels and 2.5kw battery storage. Parts of the property date back to the 1600s and as such has lots of character, it would benefit from some modernisation and have potential to extend and develop further

Barn
50' 0" x 15' 0" (15.24m x 4.57m)
A large metal barn accessed from the lower level via a garage door and the upper level via double metal doors with chicken coops and a mezzanine office with power points and lights

Outbuilding
There is a solid outbuilding with potential to convert into an additional residence (subject to the relevant consents) with power points and lights

Garage One
15' 0" x 9' 0" (4.57m x 2.74m)
Adjacent to the main house and accessed via double wooden doors

Garage Two
15' 0" x 8' 5" (4.57m x 2.57m)
A detached brick build garage accessed via double wooden doors













REAR GARDEN

Set on a 6 acre plot with a 2 acre newly planted woodland, 3 acres of fields and a 1/4 acre paddock plus private gardens that include a vegetable patch and patio area

SECURE GATED

10 Parking Spaces

Accessed via large gates there is ample parking with the stable yard

GARAGE

Double Garage

There are also 2 separate garages allowing parking in each

SECURE GATED

1 Parking Space

There is additional parking within the ground floor of the barn







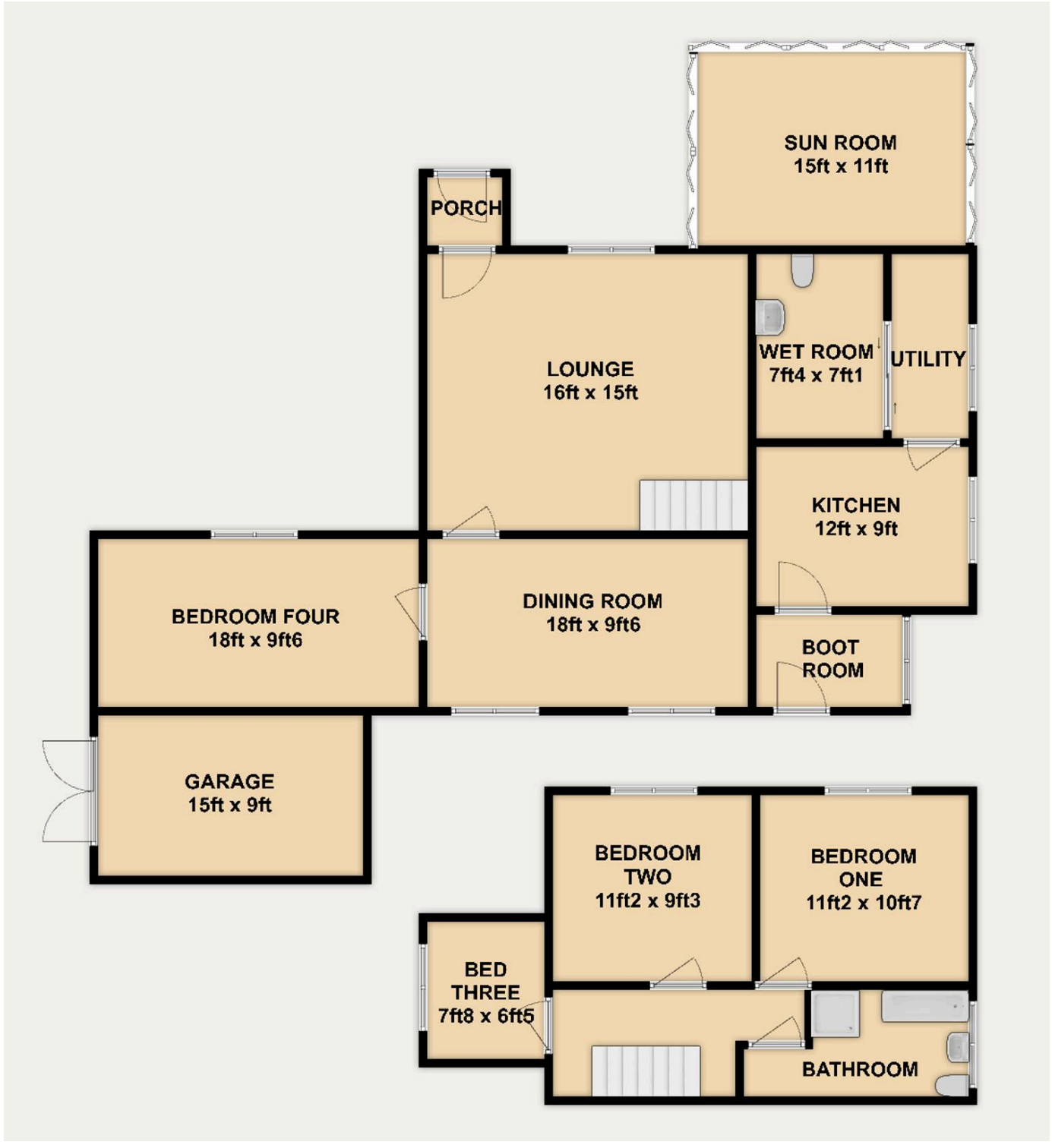




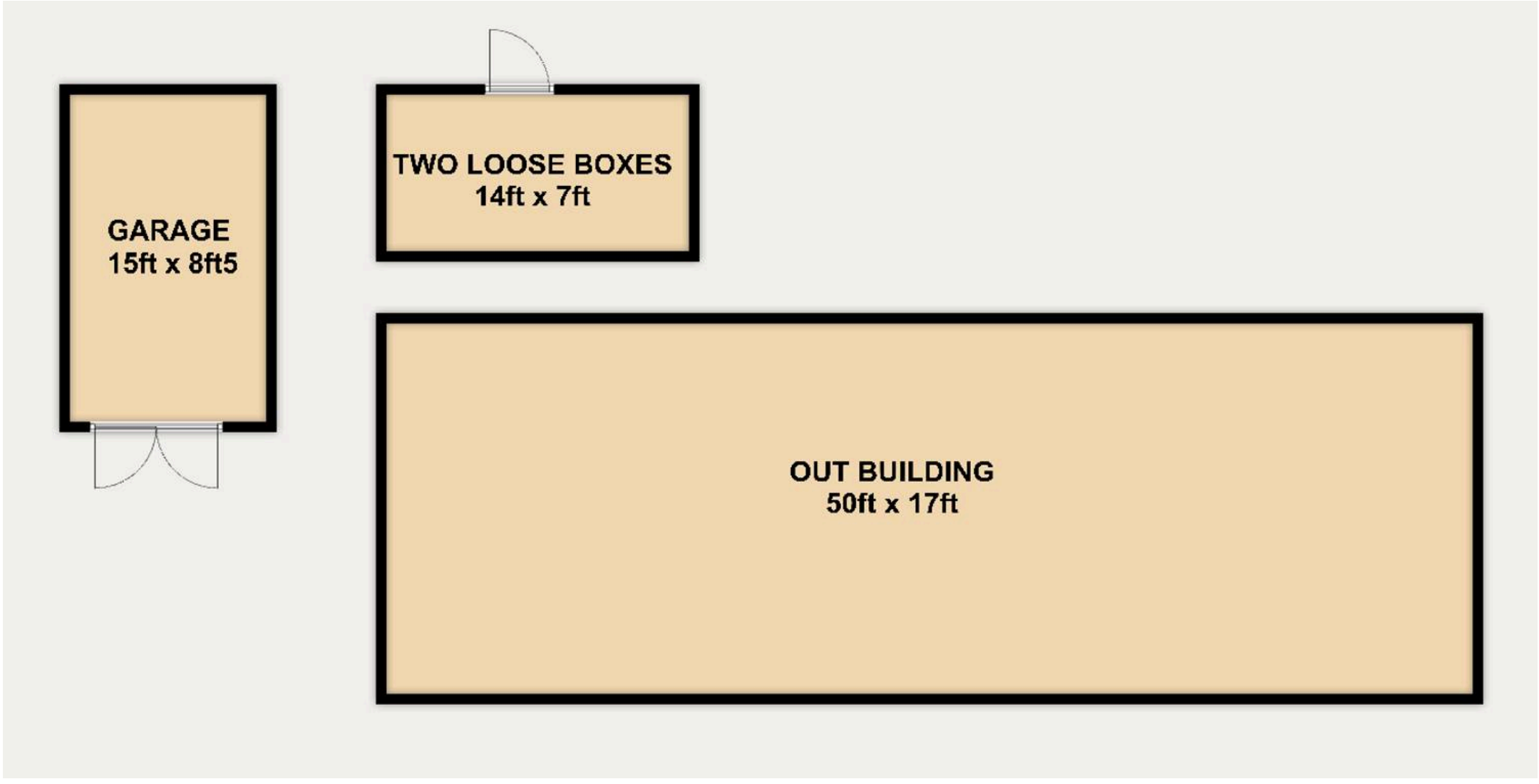







SUN ROOM
15ft x 11ft
PORCH
LOUNGE
16ft x 15ft
WET ROOM
7ft4 x 7ft1
UTILITY
KITCHEN
12ft x 9ft
BEDROOM FOUR
18ft x 9ft6
DINING ROOM
18ft x 9ft6
BOOT
ROOM
GARAGE
15ft x 9ft
BEDROOM
TWO
11ft2 x 9ft3
BEDROOM
ONE
11ft2 x 10ft7
BED
THREE
7ft8 x 6ft5
BATHROOM


BARN
50ft x 15ft
(GROUND FLOOR)
MEZZANINE
50ft x 17ft
FIRST FLOOR OFFICE
17ft x 15ft


GARAGE
15ft x 8ft5
TWO LOOSE BOXES
14ft x 7ft
OUT BUILDING
50ft x 17ft

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To arrange a viewing, please contact

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