



Argoed Farm Cefn Bychan Road, Pantymwyn, Mold CH7 5EW

Guide Price £850,000

Occupying a beautiful rural setting, this delightful smallholding offers a fantastic rare opportunity to enjoy rural living amongst approximately 32.39 acres lying in a secluded position just half a mile from Pantymwyn. The property lies at the foothills of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty and enjoys fine rural views of rolling countryside to include the renowned summit of Moel Famau. The property benefits period charm and modern comfort providing an attractive, converted stone built former shippon of considerable character with adjoining traditional stone buildings offering scope to extend the property to offer further accommodation or conversion potential (STP). The property enjoys a superb range of useful modern outbuildings and productive pasture land/woodland extending to approximately 31.64 acres (12.80 hectares). The land includes 3.42 acres of mature hardwood trees of which is also designated as a Special Site of Scientific Interest (SSSI) which affords a haven for wildlife and biodiversity.

The property is to be offered for sale by Formal Tender either as a whole or two suitable lots.

Lot 1 - House, Modern and Traditional Outbuildings in approximately 21.21 acres (8.58 hectares) - Guide Price £850,000

Lot 2 - 11.18 acres (4.52 hectares) or thereabouts of agricultural land - Offers in Excess of £200,000

Whether for agricultural, equestrian, lifestyle or redevelopment purposes, the property offers excellent potential and the opportunity to own your own rural retreat.

FOR SALE BY FORMAL TENDER

Tenders Close 12 noon on Wednesday 25th November, 2026

GENERAL REMARKS

SITUATION & DIRECTIONS

Pantymwyn is a picturesque village on the edge of the Clwydian Range and Dee Valley National Landscape, offering a peaceful rural setting with excellent opportunities for walking, cycling and outdoor pursuits.

The Historic Market Town of Mold lies approximately 3 miles away and offers an excellent range of everyday amenities, including a variety of independent shops, supermarkets, cafés and restaurants, together with leisure and recreational facilities. The town is also well served by both primary and secondary schools, making it a convenient centre for day-to-day requirements.

Mold is also home to one of Wales' leading theatres, Theatre Clwyd. The surrounding area offers an excellent choice of recreational pursuits, including walking and riding along Offa's Dyke Path through the Clwydian Hills, fishing on the River Dee and horse racing at both Bangor-on-Dee and Chester. Eryri National Park (Snowdonia) is also within easy reach for exploring some of North Wales' most spectacular scenery.

The property is well located for the motorway network via the A55, providing good access for commuting to the commercial centres of the North West and Wales. Chester has an excellent rail Service with a direct line service to London.

LOT 1 - Guide Price £850,000

House, Modern and Traditonal Outbuildings in 21.21 acres (8.58 hectares)

DESCRIPTION

Rarely does the opportunity arise to acquire a rural property of this nature in such an enviable, private and picturesque setting hidden away along a private approach on the outskirts of the sought after village of Pantymwyn yet within easy reach of nearby villages and market towns and key transport routes.

Argoed Farm offers the rare combination of rural seclusion and excellent accessibility.

A range of traditional outbuildings situated within the courtyard offers scope for conversion (STP) which could provide a great space for workshops, studios and general stores. Furthermore, the property benefits a separate access to a large yarded area at the rear with excellent modern outbuildings and large garage. The land/woodland extends to approximately 20.46 acres (8.28 hectares) allocated into three conveniently sized paddocks which predominately surround the curtilage of the property and benefit two access points.

Prospective purchasers seeking a change of life and pace willing to live amongst nature in one of the most scenic parts of the country simply must come to see this superb property. Very rarely does the opportunity arise to purchase a smallholding of this scope and character within this area.

The property is shown for identification purposes only edged red on the attached plan.

ACCOMMODATION

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

8'1" x 4'11" (2.48m x 1.51m)

A spacious and welcoming porch featuring a timber floor, central heating radiator and stairs to the first floor. A door leads through to the :-

LIVING ROOM

15'9" x 12'10" (4.82m x 3.93m)



With a marble effect fireplace and hearth with an electric feature fire, creating a warm and welcoming focal point. The room benefits from an oak-beamed ceiling, timber flooring and a central heating radiator. A spacious understairs storage cupboard provides excellent practical storage, while a window to the front aspect allows plenty of natural light.

SITTING ROOM

16'7" x 14'0" (5.07m x 4.28m)



A spacious room enjoying superb countryside views from

windows to the rear and side aspects. The room features attractive timber flooring, central heating radiator and a door opening directly onto the rear patio, creating a welcoming space perfect for relaxing and entertaining.

INNER HALL

7'8" x 3'9" (2.35m x 1.16m)

With timber flooring, central heating radiator and electric meter box.

DOWNSTAIRS BATHROOM

6'1" x 8'6" (1.85m x 2.59m)



Comprising walk-in shower cubicle with electric shower and featured glass wall, vanity unit with inset wash hand basin and low-level WC. Further benefits include a stainless steel heated towel rail, tiled flooring and partially tiled walls.

REAR ACCESS

PASSAGEWAY

13'7" x 3'10" (4.15m x 1.17m)



With central heating radiator, tiled floor, panelled wall with archway leading to :

KITCHEN

14'10" x 12'5" (4.54m x 3.81m)



A range of timber wall and base units with a high-gloss, speckled worktop and matching splashback. Stainless steel single-drainer sink with chrome mixer tap, Rangemaster Black Aga with matching chimney extractor, and a tall feature cupboard with wirework detailing. Integrated fridge/freezer, central heating radiator and attractive exposed oak beam ceiling. Windows to the front and side aspects provide superb views over the surrounding rolling countryside.

ADDITIONAL PHOTOGRAPH



UTILITY ROOM

15'2" x 7'6" (4.63m x 2.31m)



A spacious room featuring shaker-style base units with laminate worktops and a stainless steel single-drainer sink unit with hot and cold taps. Worcester boiler, meter box, tiled splashback and tiled flooring, together with a central heating radiator. A wall-mounted cupboard with feature glazed doors provides useful additional storage complemented by a ceiling-mounted wooden clothes-drying rail.

BEDROOM ONE

13'2" x 12'9" (4.03m x 3.89m)



A spacious bedroom featuring attractive exposed timber beams and a vaulted ceiling with window to the front and side aspect. The room benefits from fitted carpet and central heating radiator.

BEDROOM TWO

9'10" x 9'4" (3.01m x 2.87m)



Benefiting from an attractive exposed timber beams and a vaulted ceiling with window to the front aspect. The room benefits from fitted carpet, central heating radiator and storage cupboard.

OUTSIDE



Immediately to the front of the property is a generous tarmac driveway offering ample parking area. A pedestrian side access with stone archway having stone and hedge boundaries leads to a spacious patio area to the rear offering high level seating area with far reaching views of the Clwydian Range to include Moel Famau (meaning Mother Mountain in Welsh) and private garden with hedge/stone surround to include lawn area, shrubs, vegetable patch and greenhouse.

To the rear of the property includes a spacious paddock/orchard which includes an elevated summerhouse. The paddock lends itself perfectly for holiday accommodation or camping facilities subject to all necessary consents.

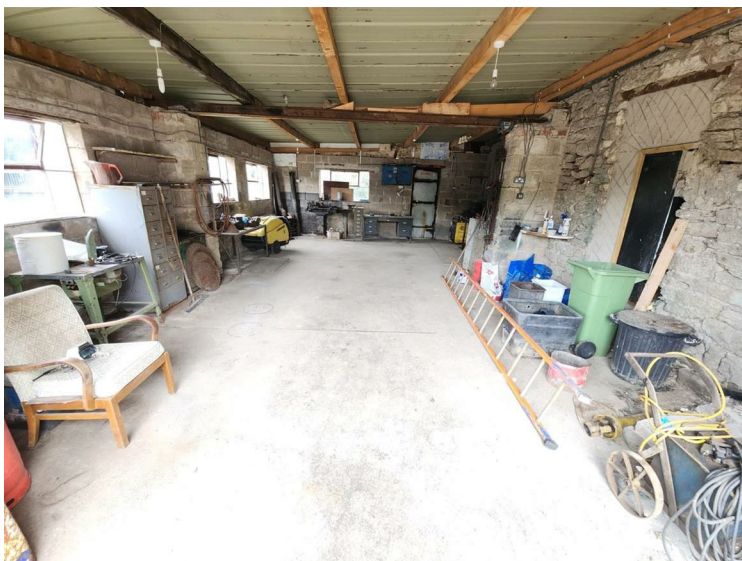
ADDITIONAL PHOTOGRAPH



ADDITIONAL PHOTOGRAPH



GARAGE



TRADITIONAL OUTBUILDINGS



The property includes a range of traditional outbuildings of stone construction under slated roof which appear to be in sound structural condition.

MODERN OUTBUILDINGS



The rear include several modern outbuildings which provide a wealth of storage space and practical workshop to include :-

1. 4 bay monopitch steel frame with open sided/sheeted side cladding and roof general store
2. Concrete block constructed large garage (9.92m x 6.36m) with concrete floor, box profile sheeted roof benefiting from mains electricity connection and electric roller shutter door
3. 4 bay monopitch steel frame workshop with box profile sheeted side cladding and roof together with roller shutter doors and pedestrian doorway
4. Prefabricated constructed double garage

ADDITIONAL PHOTOGRAPH



STATIC CARAVAN

A static caravan is situated to the rear which is believed to be connected to mains water, electricity and septic tank drainage.

Please note, the caravan has been in situ for a considerable amount of time therefore may well have further potential subject to all necessary consents.

LAND



The land extends in total to approximately 20.46 acres (8.28 hectares) being conveniently allocated into three parcels and being convenient to the homestead which also benefits a field shelter. The land benefits good hedge, fence and stone boundaries being suitable for both grazing and cropping purposes. The land includes approximately 3.42 acres of mature hardwood trees of which is also designated as a Special Site of Scientific Interest (SSSI) which affords a haven for wildlife and biodiversity.

ADDITIONAL PHOTOGRAPH



SERVICES

We are given to understand that mains water (separate private meter to Lot 2), mains electricity, septic tank drainage and oil fired central heating serve the property. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

LOT 2 - Offers in Excess of £200,000

Land in 11.18 acres (4.52 hectares) or thereabouts of agricultural land

A productive and useful block of land extending to approximately 11.18 acres (4.52 hectares) benefiting direct road frontage access and mains water supply. The land is of a level to gently sloping nature in topography and includes excellent hedge and fence boundaries and is located on the edge of the Village of Pantymwyn. As per the Flintshire Local Development Plan 2015 to 2030. The land is situated on the edge of the development boundary. Therefore may well have development potential in the near to distant future subject to all necessary consents.

Each parcel benefits a water trough and roadside access and maybe of interest to a wide spectrum of prospective purchasers to include farmers, equine enthusiasts, those seeking amenity land or developers/investors.

The land is shown for identification purposes only edged red on the attached plan

SERVICES

We are given to understand that mains water (separate private meter to Lot 1 serves the property). NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN

REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

OVERAGE PROVISION

The land is subject to an overage clause whereby the vendor will be entitled to a 50% uplift in value over a period of 30 years in the event that planning consent is obtained for residential use. The overage will be triggered when planning permission is granted.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Ruthin Office (Tel No : 01745 812049)

MODE OF SALE

This property is offered for sale by Formal Tender. All tenders are to be submitted on the tender form provided by the vendors solicitors (being accompanied with the appropriate deposit sum). All tenders to be sent to Clough & Co, Parc Glasdir, Ruthin, LL15 1PB in a sealed envelope marked "ARGOED FARM". All tenders must be received by 12 noon on Wednesday 25th November, 2026 and accompanied by payment of the appropriate deposit made payable to Llewellyn Jones, Mold being 10% of the amount tendered. Only the successful buyer(s) deposit will be encashed with any deposit for unsuccessful tenderers being returned by post. Acceptance of the tender by the vendors in this manner will constitute exchange of contracts for sale, so intending purchasers are advised to make themselves familiar with the contract terms (and any acceptance of a tender by the vendors will be on the basis that these documents have been inspected and agreed).

The vendors will not be bound to accept the highest or any tenders. To endeavor to avoid duplicate of offers it is suggested that the tenders submitted should be for an uneven monetary amount.

The successful purchaser will be informed no later than 7 days from the date of the tender closing date.

CONTRACT CONDITIONS

A copy of the tender form/contract conditions of sale and tender pack will be available for inspection 10 days prior to the tender closing date.

BROADBAND AVAILABILITY

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective

buyers should make their own enquiries into the availability of services with their chosen provider.

MOBILE PHONE COVERAGE

The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data - 76% Three Voice & Data - 75% O2 Voice & Data - 56% Vodafone Voice & Data - 75% Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a

purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

VENDORS SOLICITORS

Llewellyn Jones, Victoria House, 6 Grosvenor St, Mold CH7 1EJ (Tel No : 01352 755305)
For the attention of Chloe Roberts



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LANDMARK INFORMATION

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Plotted Scale - 1:2500. Paper Size - A4

**LOT 1 FOR IDENTIFICATION
PURPOSES ONLY**

