The

PENBEDW UCHAF ESTATE



NANNERCH, FLINTSHIRE

Knight Frank



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NANNERCH, FLINTSHIRE

Chester 15 miles (London Euston Station 2 hours 5 minutes) | Wrexham 19 miles | Liverpool 25 miles
Manchester 50 miles | Birmingham 90 miles | London 205 miles
(Distances and times are approximate)

A rare and enchanting historic farmstead, believed to date from the Cromwellian era, occupying an idyllic position within the breathtaking Dee Valley National Landscape and set within truly magical rolling countryside, ancient woodland and unspoilt rural scenery.

LOT A: PENBEDW UCHAF FARMHOUSE

Main House: Hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Cloakroom
Six bedrooms | Two bathrooms | One shower room | Attic room

Party barn adjacent to the house with potential for further accommodation

Range of traditional and modern farm buildings including Five stables | Dutch barn | Modern cattle/sheep shed

Large traditional stone barn with potential for further residential accommodation subject to planning permission

Attractive gardens and grounds | Ornate wild pond | Sun terraces | Hard tennis court | Grass farmland

In all about 41.5 acres

LOT B: PENBEDW UCHAF LAND

Grass farmland | Woodland | Grant available for planting 200 acres of mixed woodland with carbon capture income
In all about 473 acres

LOT C: TY UCHAF

Grass farmland | Woodland | Range of agricultural buildings | In all about 188 acres

The Whole in all about 704 acres with sporting rights over a further 340 acres

Knight Frank

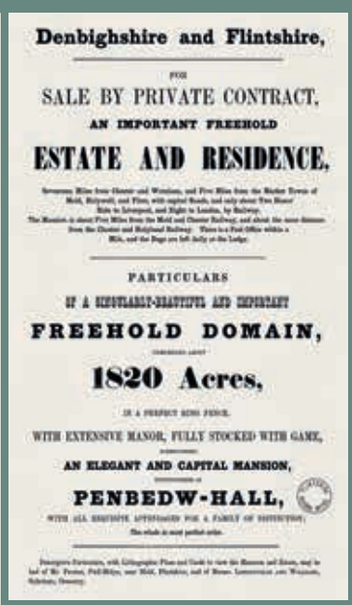
Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

THE HISTORY OF PENBEDW

Penbedw Uchaf forms a significant part of the once great Penbedw Estate, located near the village of Nannerch, approximately five miles north-west of Mold in Flintshire, it was one of the most historically significant country estates in north-east Wales. The estate's history spans thousands of years, encompassing prehistoric settlement, medieval Welsh princes, landed gentry and Victorian industrial wealth.




Denbighshire and Flintshire,

FOR

SALE BY PRIVATE CONTRACT,

AN IMPORTANT FREEHOLD

ESTATE AND RESIDENCE,

PARTICULARS

OF A SINGULARLY-BEAUTIFUL AND IMPORTANT

FREEHOLD DOMAIN,

1820 Acres,

WITH EXTENSIVE MANOR, FULLY STOCKED WITH GAME,

AN ELEGANT AND CAPITAL MANSION,

PENBEDW-HALL,


PARTICULARS

OF A

SINGULARLY-BEAUTIFUL AND EXTENSIVE

FREEHOLD ESTATE,

SITUATED IN A

ROMANTIC PART OF THE COUNTRY,

SEVENTEEN MILES FROM CHESTER & WREXHAM,

Five Miles from the Market Towns

OF

MOLD, HOLYWELL, AND FLINT,

AND ABOUT

EIGHT HOURS' JOURNEY OF LONDON, AND

TWO OF LIVERPOOL,

COMPRISING

THE SPLENDID MANSION

OF

Penbedw-Hall,

SURROUNDED BY

A Fine Domain of 1820 Acres,

WITH EXTENSIVE WELL-STOCKED

MANOR, WOODS, & PLANTATIONS;

for Sale by Private Contract.

LONGUEVILLE AND WILLIAMS,

OSWESTRY.



The story of Penbedw begins long before the construction of Penbedw Uchaf. Archaeological evidence found within the locality demonstrates that the area was occupied during prehistoric times with a stone circle, burial mounds, standing stones, tumuli, and other ancient monuments that date back to the Bronze Age and possibly earlier. These features indicate that the elevated land around Penbedw was regarded as a significant ceremonial and settlement landscape thousands of years before written records began.

The earliest documentary references to The Penbedw Estate appear during the medieval period. Records indicate that Penbedw was known by 1222, placing it among the older documented estates in the region. Local tradition links the estate to Llywelyn the Great, one of the most influential Welsh rulers of the Middle Ages, who is said to have granted Penbedw to his daughter Gwenllian. While definitive documentary evidence is limited, the association reflects the importance of the area within the Welsh principality of Gwynedd during the thirteenth century.

Another significant figure associated with Penbedw is Owain Glyndŵr, leader of the Welsh revolt against English rule in the early fifteenth century. Local tradition maintains that Glyndŵr used nearby Plas-yn-Iâu, a fortified manor within the wider estate lands, as a base from which he planned military operations, including attacks in the Ruthin area around 1400. Although some aspects of this tradition remain difficult to verify, it demonstrates the estate's connection to key events in Welsh national history.

Throughout the following centuries, Penbedw became established as a substantial landed estate. Ownership passed through several prominent Welsh families, including the Martyns and later the Williams family.

The estate entered a new era during the mid-nineteenth century when it was acquired by William Barbour Buddicom, a renowned railway engineer. Buddicom played a major role in the development of railway technology in Britain and France and amassed considerable wealth through his engineering career. He purchased Penbedw in the 1850s for approximately £46,000, an enormous sum at the time, demonstrating both the prestige and scale of the property. Under Buddicom's ownership, Penbedw became one of the leading estates in Flintshire.



LOCATION

Nannerch is a quintessential Welsh border county village distinguished by its scenic location, rich history and strong community spirit. Nestled among the hills of the Clwydian Range and the Dee Valley National Landcsape, it combines spectacular natural surroundings with a proud heritage, making it one of Flintshire's most charming rural settlements.

The village is surrounded by a landscape of green fields, limestone outcrops, hedgerows and ancient woodland. To the south and west rise some of the most dramatic hills in the region, including Moel Arthur and Pen-y-Cloddiau, both of which contain the remains of Iron Age hillforts. These elevated viewpoints offer extensive panoramas across the Vale of Clwyd towards Snowdonia and the Irish Sea, making the area highly valued by walkers, cyclists and nature enthusiasts.

Despite its small size, the village possesses several important community facilities, including St Michael and All Angels Church, a primary school, a memorial hall and the historic Cross Foxes Inn, an eighteenth-century public house that serves as a social focal point for both residents and visitors.

Although Nannerch is rural and tranquil, it is not isolated. The nearby towns of Mold, Holywell and Denbigh provide shopping, employment and other services, while the wider road network offers access to Chester, North Wales and the north-west of England.

Nannerch enjoys excellent connectivity and is conveniently located close to the A55 North Wales Expressway, providing fast road links to the North Wales coastline, Chester, Liverpool, Manchester and the wider motorway network. Rail services are available from nearby Flint and Rhyl stations, offering regular connections along the North Wales Line to Chester, Crewe, Manchester and London. This accessibility makes Nannerch an attractive location for commuters while retaining its peaceful village character and picturesque countryside surroundings.





LOT A: PENBEDW UCHAF FARMHOUSE

Believed to have been built in 1652, as confirmed by the date stone above the main entrance, this historic property is a remarkable example of a well-preserved 17th-century house. Constructed during the period commonly known as the Interregnum, when Oliver Cromwell governed England, the house has retained many of its original architectural features and continues to reflect the craftsmanship of its era.



The property is arranged in an L-shaped plan, consisting of a two-storey main range and a south-east former service wing, now the kitchen/breakfast room and principal bedroom. Historians believe the service wing may originally have been a separate dwelling before being incorporated into the main house through the addition of an unusual through-passage, a distinctive feature that contributes to the building's significance.

The house is built primarily from whitened rubble stone and is covered by a slate roof. The principal elevation is largely symmetrical, featuring four windows with traditional three-light ovolo-moulded stone mullions. Several original hood moulds remain, although some decorative stops have been lost over time. The main entrance is positioned slightly off-centre and is framed by a Tudor-arched doorway with finely carved fern motifs in the spandrels. Above the doorway, the raised date of 1652 records the completion of the original build.

While certain elements have been altered over the centuries, including replacement windows and later additions, much of the building's historic character remains intact. The former service wing projects forward from the main house and includes an entrance supported by two monolithic Tuscan columns, creating an attractive porch. Various modifications, including rebuilt upper sections and additional windows, reflect the property's evolution while preserving its overall historic appearance.

A particularly notable feature is the surviving 17th-century garden wall attached to the former service wing and extending across the front of the house. Constructed from rubble stone, it includes bee boles, niches traditionally used for housing beehives, along with a narrow loop opening and a later dressed-stone gateway.







The interior retains many original features that illustrate the quality of the property's construction. The original hall contains a timber fireplace lintel concealed behind wood panelling salvaged from Penbedw Hall, a historic house demolished in 1958. The room also preserves its original joist-and-beam ceiling with decorative stops.

The former parlour retains substantial structural beams, while upstairs, the chamber above the hall contains an impressive corbelled stone fireplace with ovolo mouldings and a moulded cornice. Above the mantel is the inscription "1655 HPM", indicating a slightly later enhancement to the original house. Exposed queen-post roof trusses remain visible in both the main house and service wing, providing evidence of the building's original roof structure.

The property is designated Grade II* listed, recognising it as an exceptionally important historic building. Its significance lies not only in the survival of its original 17th-century architectural details but also in the unusual through-passage connecting the main house and service wing. Together with its garden wall, granary and barn, the house forms the centrepiece of an impressive historic farmstead, making it a valuable part of the region's architectural and cultural heritage.





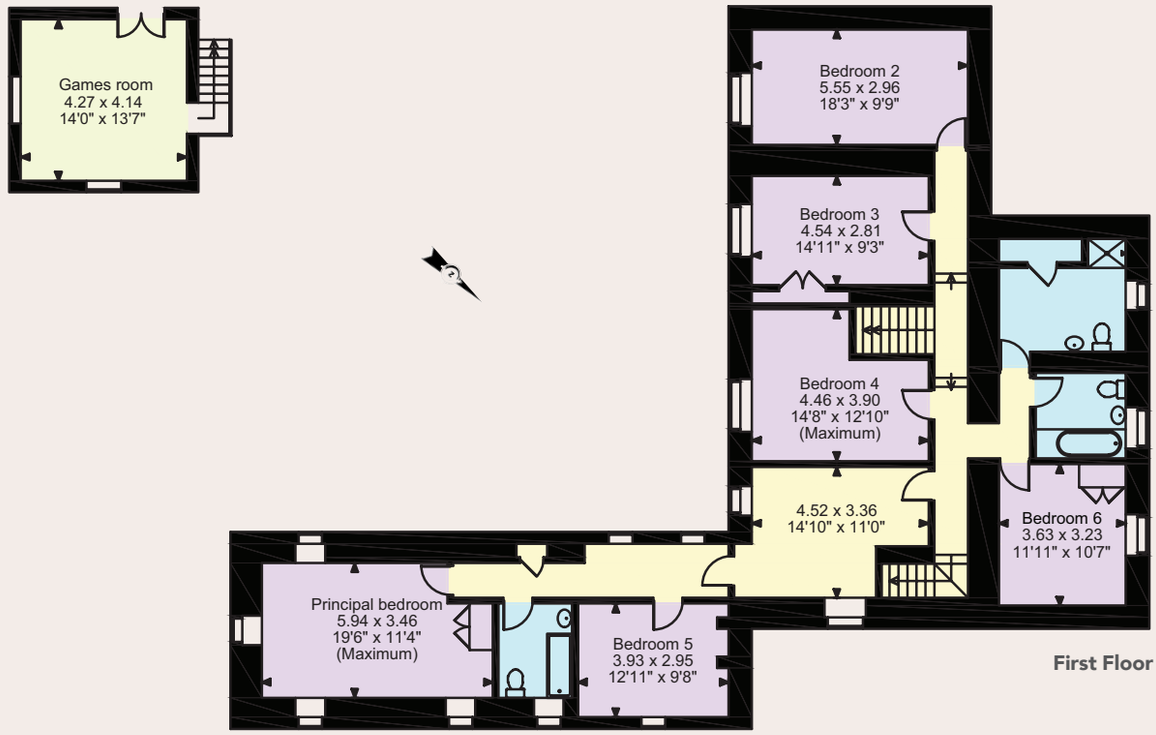


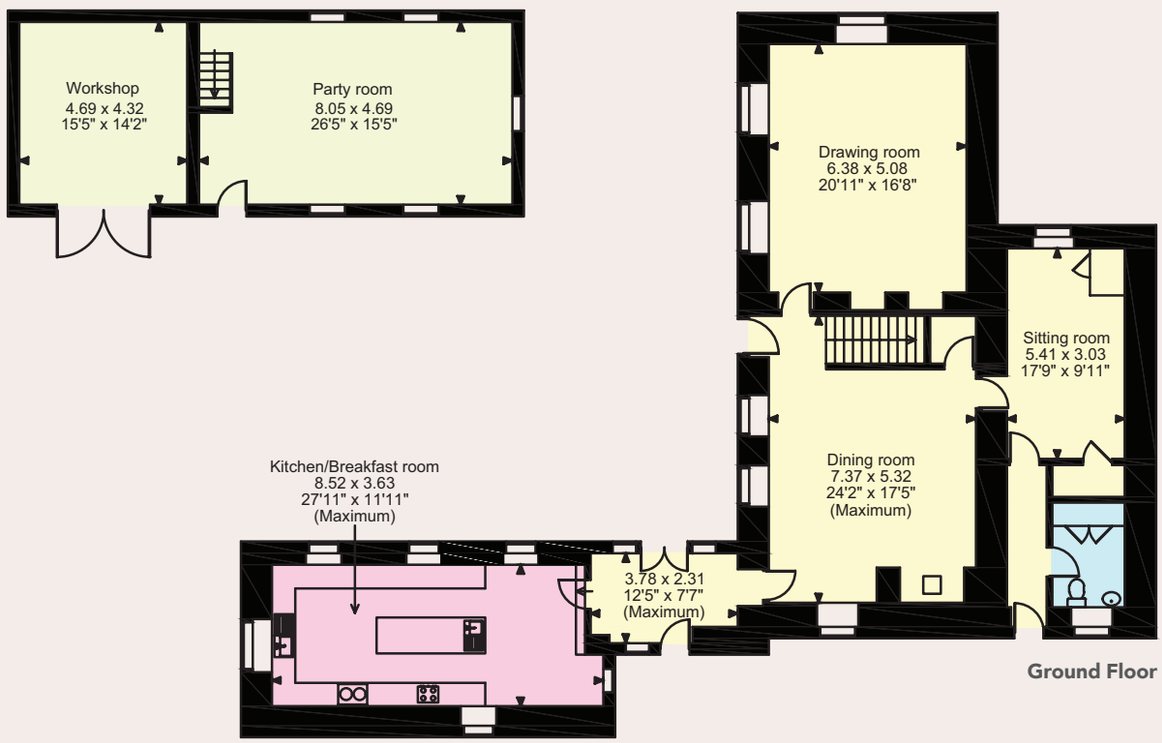






Approximate Gross Internal Area
Main House: 315 sq m (3,386 sq ft)
For identification purposes only. Not to scale.

















THE OUTBUILDINGS

A traditional two storey stone barn is complemented by a range of useful agricultural buildings, including stabling for five horses, a Dutch barn, an open-fronted cattle and sheep barn, and numerous lean-to stores. Arranged around an enclosed courtyard, the buildings provide extensive equestrian, agricultural, storage and diversification potential, subject to any necessary consents.









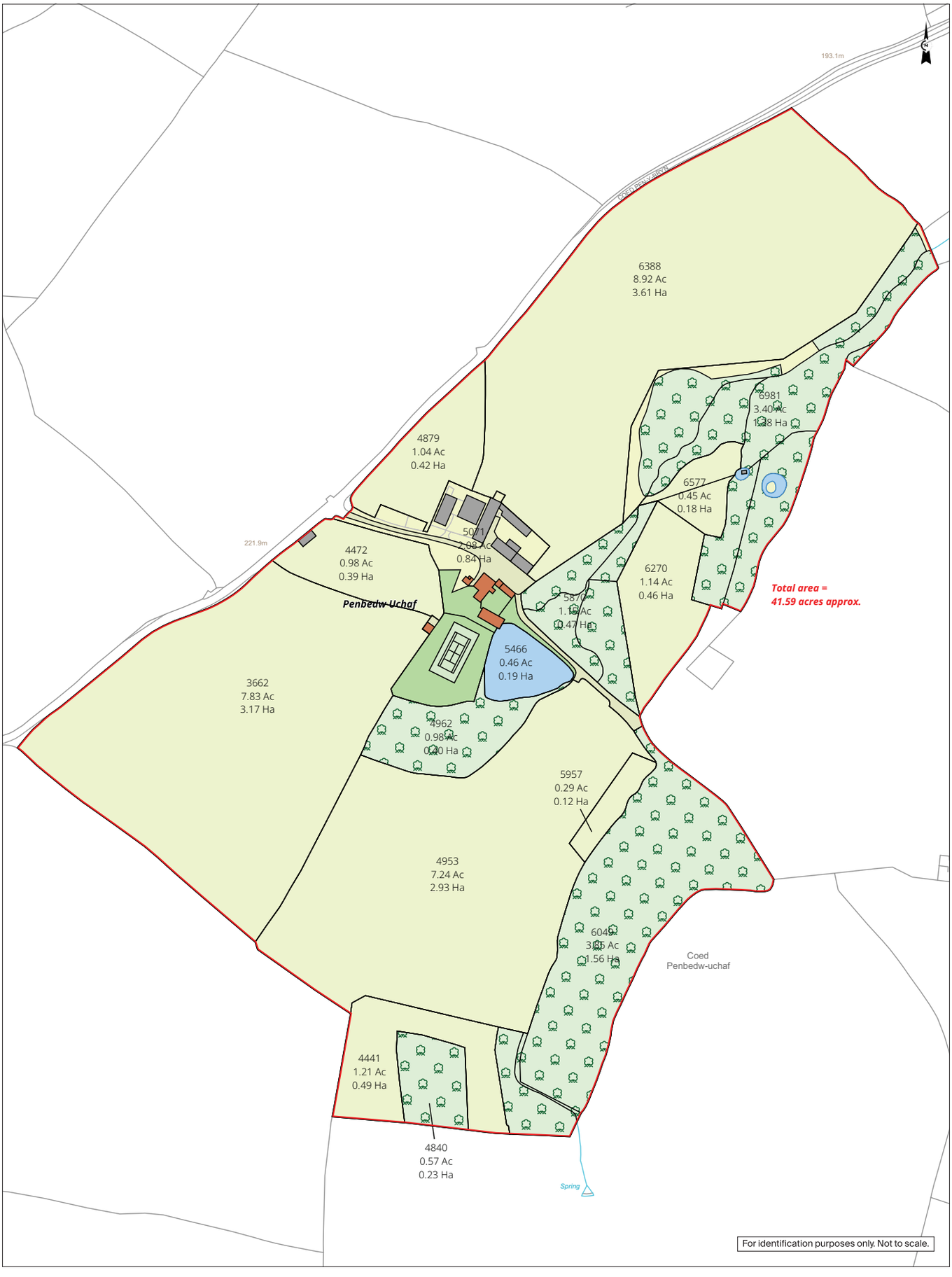


Approximate Gross Internal Area

Total (including Main House): 1,251 sq m (13,464 sq ft)

For identification purposes only. Not to scale.

LOT A: PENBEDW UCHAF FARMHOUSE (IN ALL ABOUT 41.5 ACRES)





LOT B: PENBEDW UCHAF LAND

The property encompasses an outstanding expanse of traditional grassland, framed by ancient field patterns that have shaped the landscape for generations and provide a strong sense of character and heritage. Areas of mature woodland and attractive valleys create a diverse and picturesque setting, offering a rich mosaic of habitats that support an abundance of native flora and fauna.

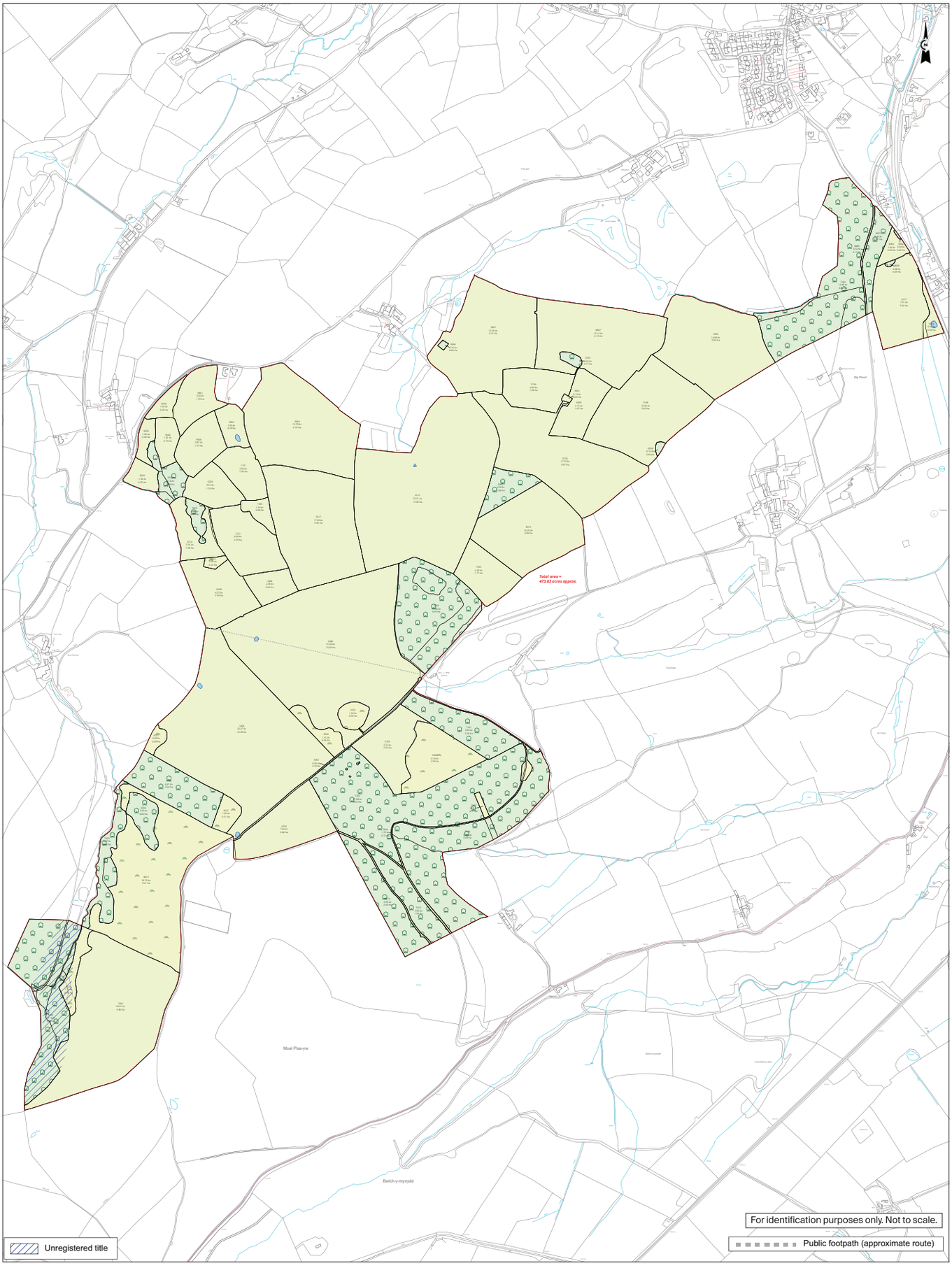


The land is renowned for its exceptional wildlife interest, with a variety of birds, mammals and other species thriving within the unspoilt countryside. Rising above the surrounding landscape is an impressive mountain feature, commanding breathtaking panoramic views across the rolling Welsh countryside. From its elevated vantage point, the scenery extends for miles, taking in a patchwork of fields, woodlands and distant hills, creating a truly remarkable setting of natural beauty and tranquillity.

Planning permission has been obtained to plant 200 acres of mixed woodland with grant approval which will provide carbon capture income.



LOT B: PENBEDW UCHAF LAND (IN ALL ABOUT 473 ACRES)



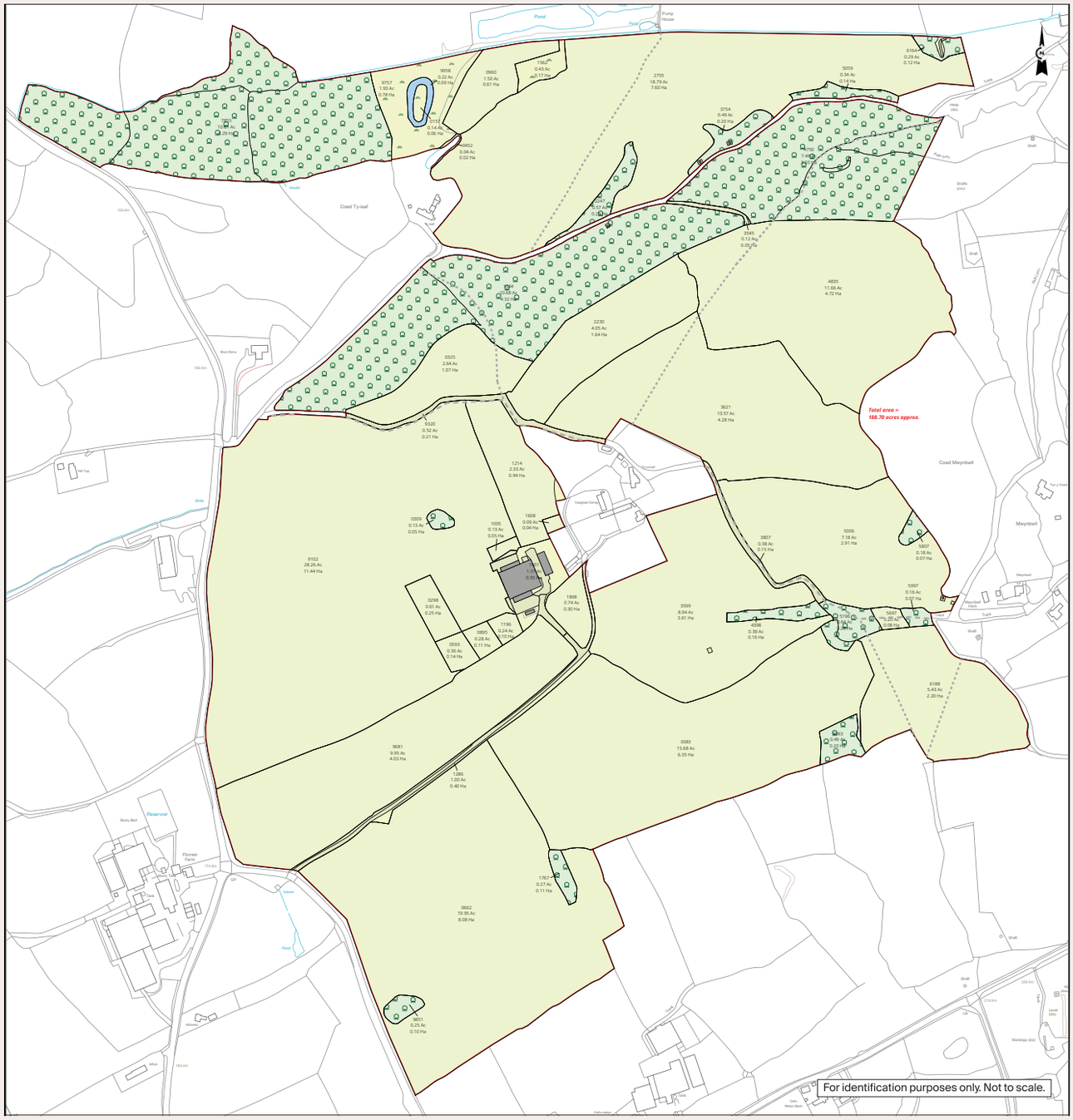




LOT C: TY UCHAF

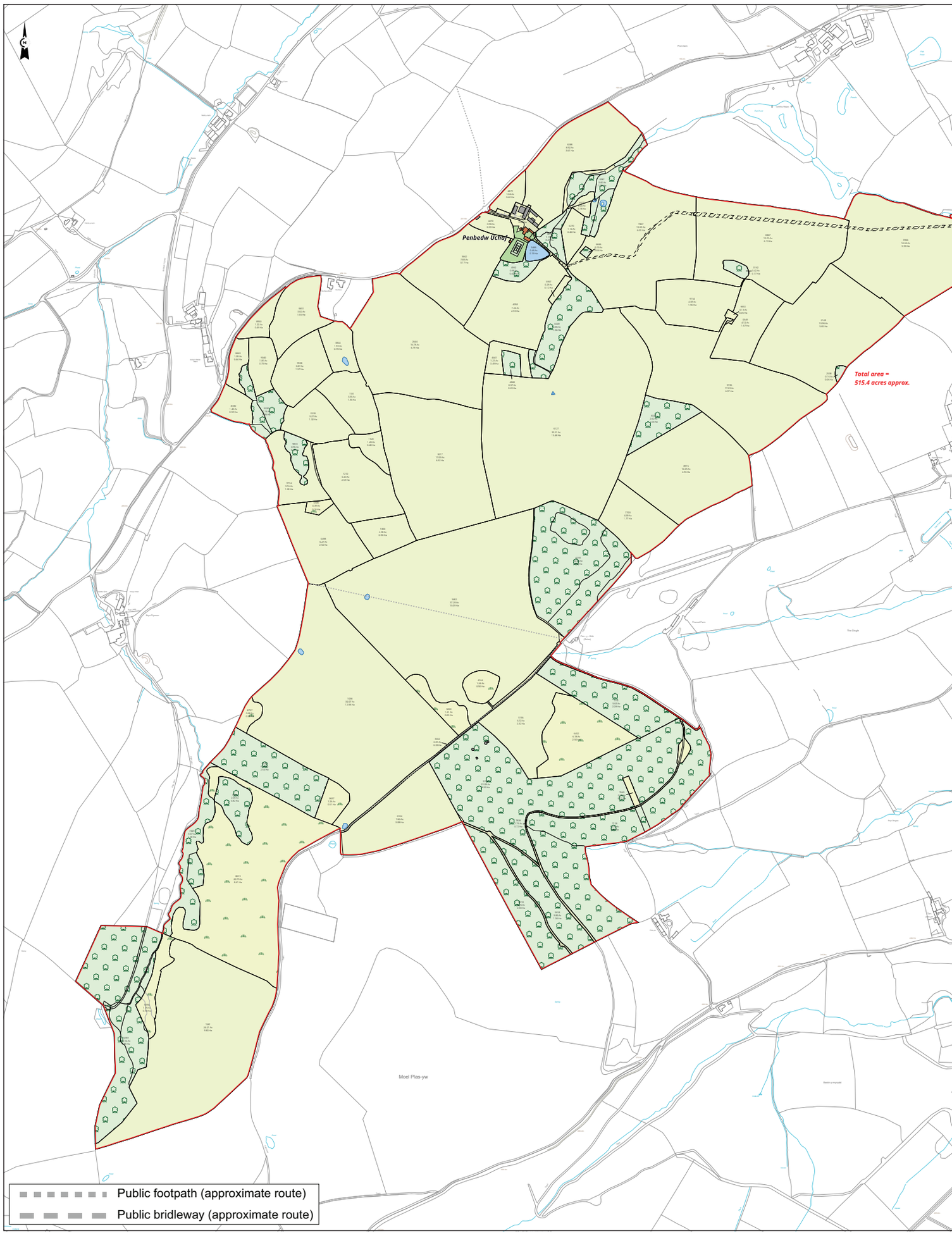
Lot C comprises grass farmland and woodland along with a range of agricultural buildings. In all about 188 acres.

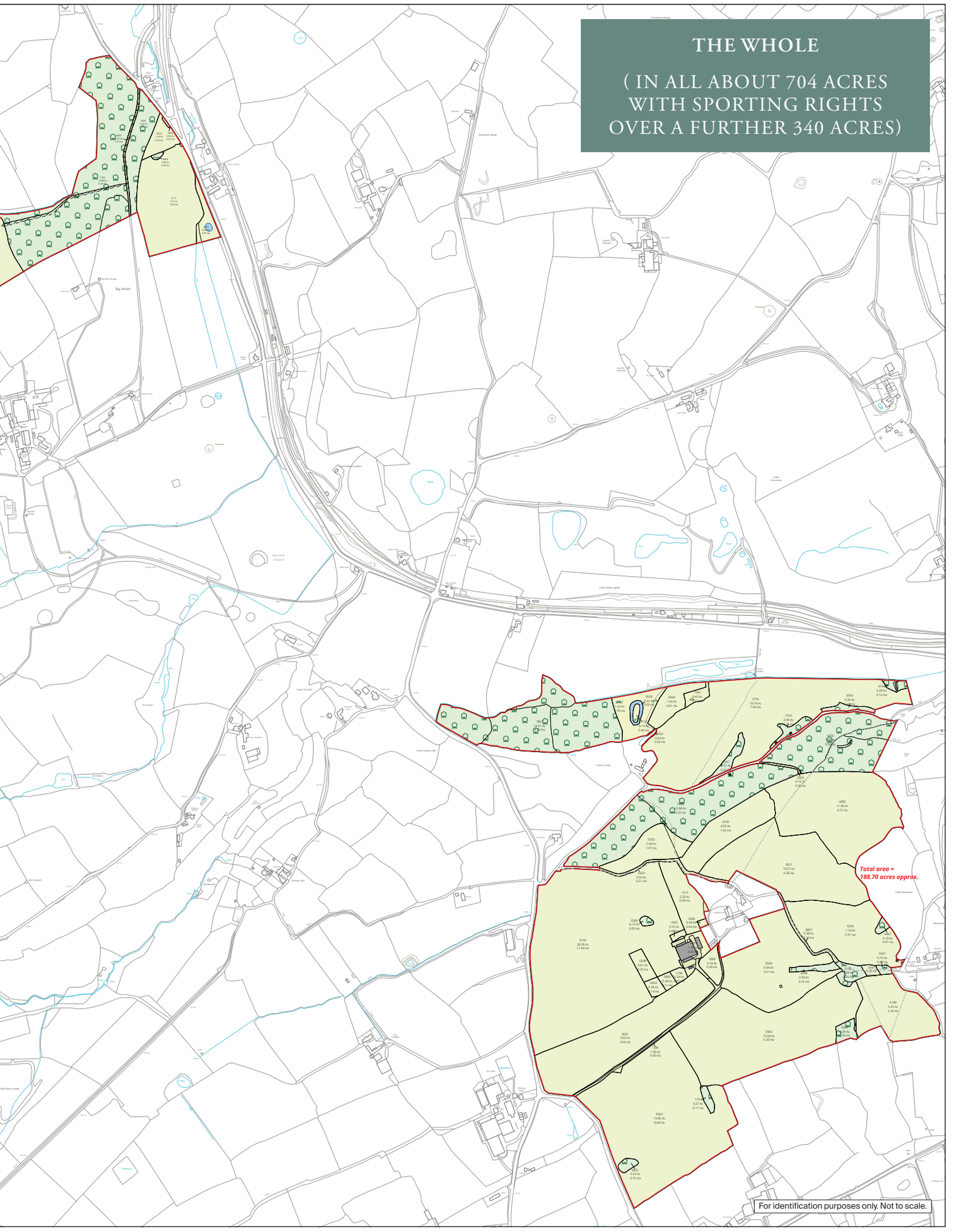
LOT C: TY UCHAF (IN ALL ABOUT 188 ACRES)








Penbedw Uchaf
Total area =
515.4 acres approx.
Moel Plas-yw
Public footpath (approximate route)
Public bridleway (approximate route)


THE WHOLE
(IN ALL ABOUT 704 ACRES
WITH SPORTING RIGHTS
OVER A FURTHER 340 ACRES)
Total area =
188.70 acres approx.
For identification purposes only. Not to scale.

GENERAL REMARKS AND STIPULATIONS

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES

Private water, private drainage and mains electricity.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels, whether referred to or not, are specifically excluded from the sale, including light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

LISTING

Grade II listed





PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

LOCAL AUTHORITY

Flintshire County Council

COUNCIL TAX BAND

Council Tax Band F

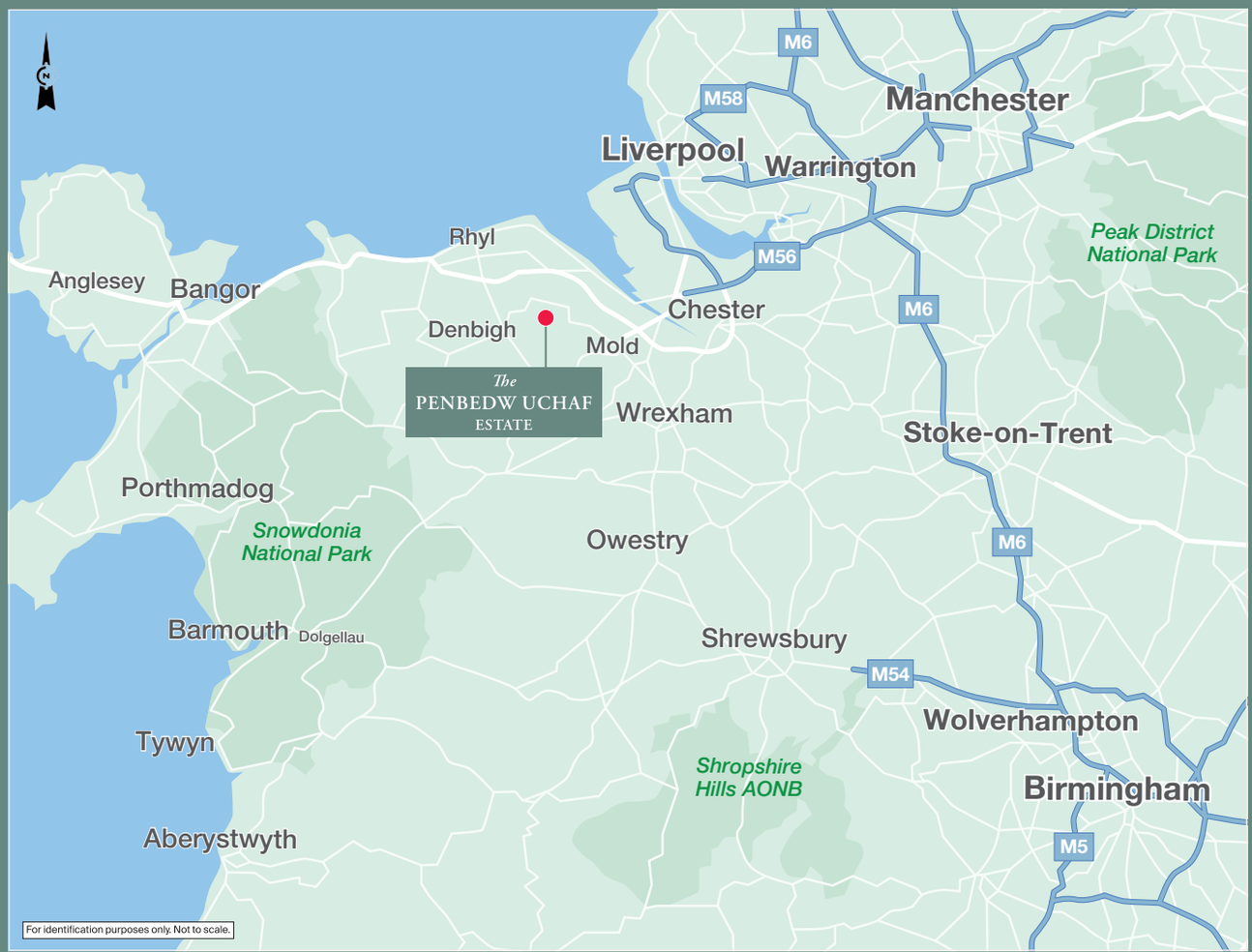
EPC RATINGS

EPC Rating F

DIRECTIONS

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What3Words: ///family.debut.studs



Viewing strictly by appointment only. Please contact:

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