



JONES PECKOVER

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Pennant Uchaf, Llandegla, Wrexham, LL11 3BB

- 3 Bedroom Rural Farmhouse Set in 24.85 Acres
- Substantial Range of Agricultural Outbuildings
- Secluded Setting with Stunning Views
- Versatile Living Space
- Potential for further Living Accommodation
- Additional Land Available
- Convenient yet Private Location
- No Forward Chain

3 Bedroom Farmhouse and Extensive Outbuildings set in 24.85 Acres.

This charming detached farmhouse offers a unique opportunity for those seeking a peaceful rural lifestyle. Set within an impressive 24.85 acres of excellent land, this property is ideal for agricultural pursuits and benefits from a substantial range of agricultural outbuildings including sheep/cattle housing, fodder stores, workshops and machinery stores.

The farmhouse comprises of a spacious and versatile home with 4 Reception Rooms and 3 Bedrooms with ample scope to extend the living accommodation if required by virtue of the attached garage, storeroom and workshop.

The location is truly remarkable, providing stunning views and a serene setting that allows for complete privacy and seclusion. The extensive attached garage and workshop, along with a convenient carport, ensure that there is plenty of space for vehicles and equipment.

This property is a rare find, combining the charm of a traditional farmhouse with the practicality of extensive land and outbuildings.

Additional land available if required by separate negotiation.

LOCATION

Pennant Uchaf is situated approximately 0.6 miles up a minor road leading off the A5104 just after the Dafarn Dywrch roundabout on the A525 Llandegla. The area is renowned for its productivity with access to livestock markets. The property lies approximately 8 miles from Ruthin, 10 miles to Mold and 10 miles to Wrexham providing excellent links to Motorway Networks.

GROUND FLOOR ACCOMMODATION

UPVC Double glazed door giving access to entrance hall.

LOUNGE

13'11" x 11'0" (4.256 x 3.377)

Exposed beams centrally situated fireplace with wooden mantle and slate hearth currently housing an electric fire but remains open behind, double glazed window. Opening to:-

DINING ROOM

14'3" x 8'9" (4.356 x 2.690)

Double glazed window, external door.

SITTING ROOM

14'1" x 10'3" (4.294 x 3.139)

Fireplace housing an electric fire, double glazed window.

KITCHEN

10'7" x 8'3" (3.241 x 2.528)

Base storage units, ample working surfaces, stainless steel sink unit, integrated oven with hob over, double glazed window.

UTILITY ROOM

15'3" x 10'2" (4.659 x 3.106)

Spacious utility room with base storage units, working surfaces and inset stainless steel sink unit, plumbing for washing machine, roof light.

SUN ROOM

22'7" x 7'6" (6.905 x 2.309)

Double glazed windows and door with rural views.

STORE ROOM/BOOT ROOM

14'2" x 13'10" (4.340 x 4.227)

Large boot room accessed from the car port.

REAR LOBBY

External door to car port.

GROUND FLOOR WC

Low flush wc.

GARAGE/WORKSHOP

25'4" x 143'0" (7.739 x 43.605)

Large Garage/Workshop space with a single garage door accessed from the car port area.

STORAGE ROOM

16'0" x 9'9" (4.895 x 2.977)

Storage area to the rear of the Garage with double glazed window, ideally suited to provide ancillary accommodation/office space.

FIRST FLOOR ACCOMMODATION

Comprising of:-

BEDROOM 1

14'3" x 11'4" (4.351 x 3.478)

Double bedroom with double glazed window.

BEDROOM 2

14'6" x 10'11" (4.433 x 3.331)

Double glazed window, airing cupboard with water cylinder over the stairs.





BEDROOM 3

7'3" x 6'2" (2.215 x 1.894)
Double glazed window.

FAMILY BATHROOM

10'1" x 9'6" (3.082 x 2.918)
Large family bathroom comprising panelled bath, pedestal wash hand basin, shower cubicle, low flush wc, double glazed window.

FARM BUILDINGS

The buildings are of modern Portal Steel construction opening out to a concrete yard.

They comprise of the following:

- Workshop 60 x 40 (4 bay) Concrete floor and roller shutter door
- Lean to 60 x 40 (4 bay) Concrete floor, access to yard
- Livestock Shed 60 x 40 (4 bay) Concrete floor, access to yard

LAND

The Land extends to a total of 24.85 acres which is in good heart, being renowned for its grazing and cropping capabilities. Additional land can be purchased by separate negotiation.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

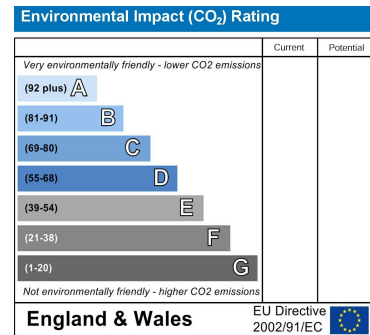
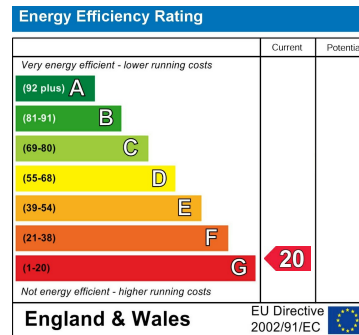
MISREPRESENTATION ACT (D)

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 or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

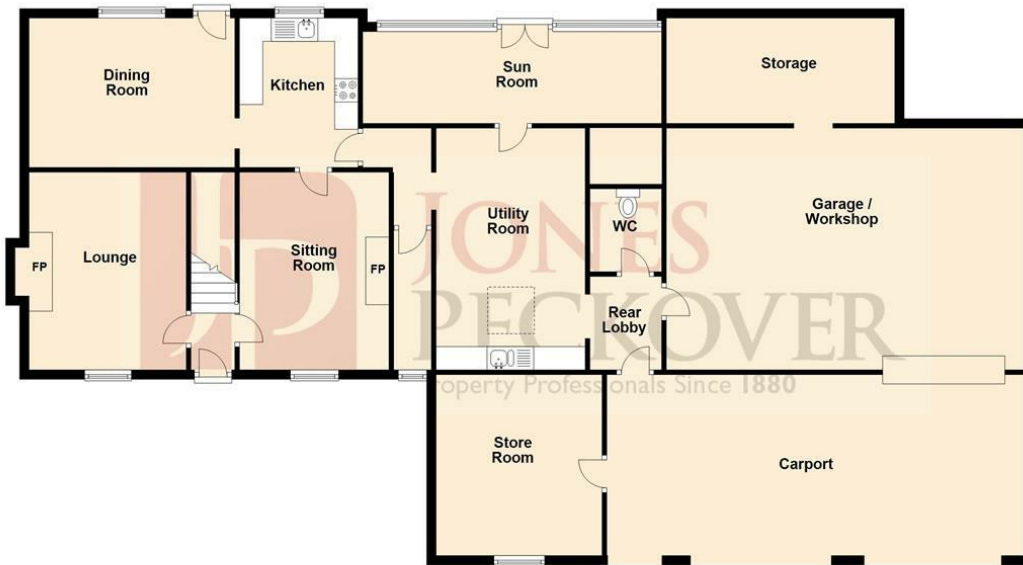
SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144





Ground Floor
Approx. 202.9 sq. metres (2184.3 sq. feet)



First Floor
Approx. 47.7 sq. metres (514.0 sq. feet)



Total area: approx. 250.7 sq. metres (2698.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

