



Glan Llyn Farmhouse
Mold | Denbighshire





Glan Llyn Farmhouse

Pant Du Road, Eryrys, Mold
Denbighshire, CH7 4DD

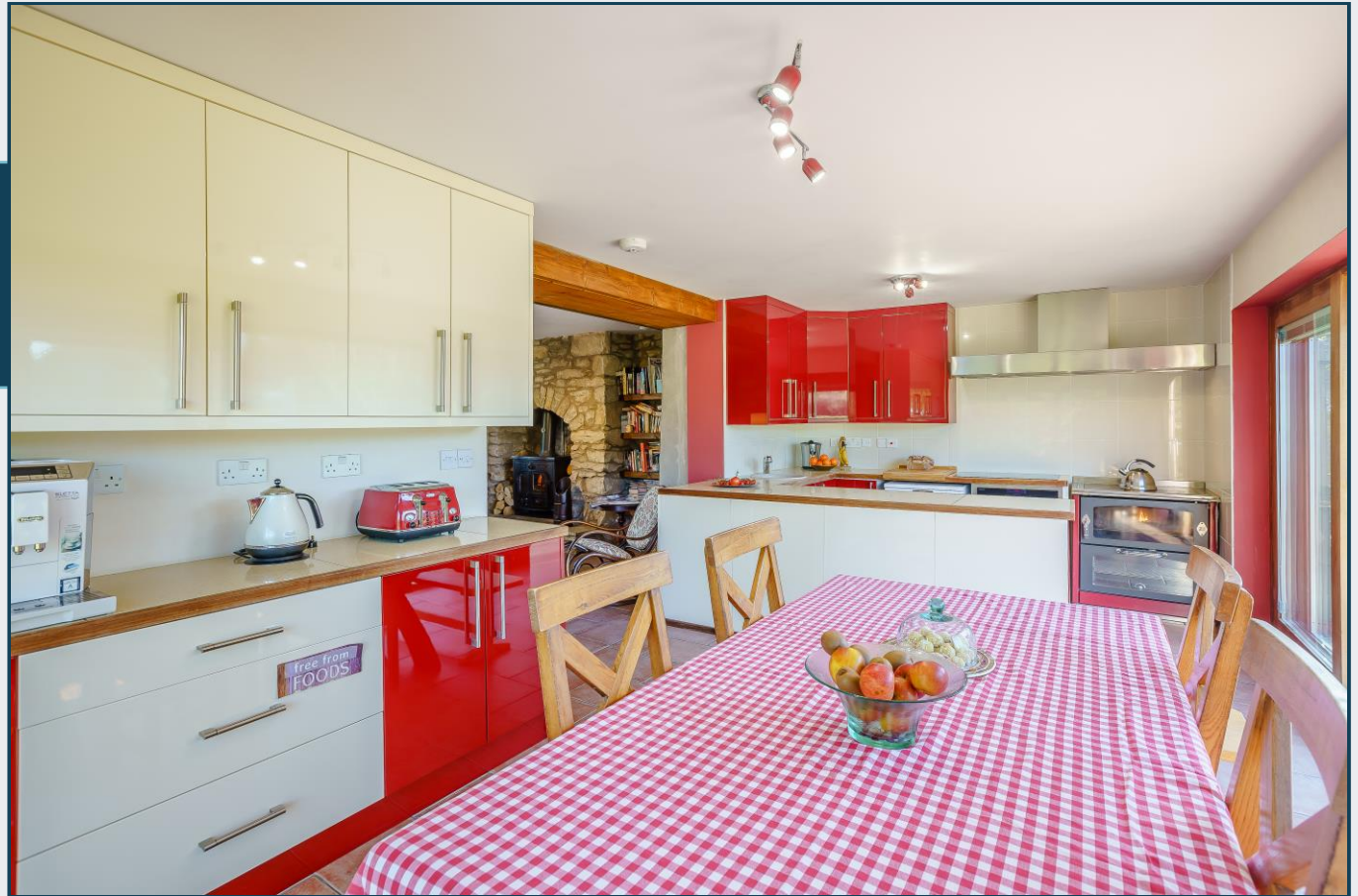
A delightfully modernised farmhouse with detached cottage and equestrian facilities having a peaceful setting within 7.5 acres near Mold, Denbighshire.

- Fully modernised farmhouse with many original features
- 4-bedrooms, all with en-suite shower rooms
- Open plan kitchen, breakfast room, living room
- Rear entrance door with large utility, pantry and cloakroom
- Detached 2-bedroom cottage with en-suite shower rooms and an open plan living/kitchen area with log burner, rear patio area with hot tub
- Garage/workshop & tack room
- X10 Stables within a courtyard (P.P. granted for a change of use to a café)
- 20m x 40m manege with post and rail fenced perimeter
- Solar PV (with annual payment) and solar evacuated tubes
- Super-Fast Broadband (300mbs) and CCTV
- Large field shelter & corral area on all weather hardstanding
- Approx. 7.51 acres in all

Approximate distances in miles:

Mold 4m | Ruthin 7m | Wrexham 11m

Chester 16m | Liverpool 27m | Manchester 53m



Situation

Glan Llyn Farmhouse has a fabulous rural position, providing a lovely private and tranquil setting. There is direct access onto the Clwydian Way for those who enjoy the outdoors with the Clwydian range of hills just 8 miles away. The property is ideally suited to those who love and appreciate beautiful rural countryside on their doorstep. There is local primary and secondary state schooling at the nearby Mold and Ruthin. There are also well-respected private schooling at Ruthin School, King's and Queen's in Chester, Moreton Hall in Oswestry and Shrewsbury School.

Description

Glan Llyn Farmhouse has been run as a successful guest house B&B, alongside the detached 2-bedroom cottage as a separate holiday let. There are three guest en-suite double bedrooms, as well as the master suite, which has excellent views to the rear of the property over its own land and beyond.

The main farmhouse enters from a front patio area, set down from the drive and parking area itself. On entering the hall has a cloakroom and stairs to the first floor. The hall is central to the house and provides access to all the ground floor level rooms. The living room has a unique stone fireplace with large stone hearth and log burning stove within. The stove has provision to assist the central heating and hot water with a back boiler, if required. Continuing through the living room, this opens out to the kitchen breakfast room, which enjoys a fabulous view over the property's own land and countryside beyond. A rear patio area can be accessed via large glass sliding doors off the kitchen breakfast room, giving an additional open





space to enjoy this lovely room. The kitchen has contemporary base and wall mounted units with a large tile worktop edged in hardwood, inset sink and space for dishwasher. There is an electric oven and hob, along with the Italian designed solid fuel *'Demanicor'* oven and hob with a bespoke extractor above providing the kitchen with a unique focal point.

Leading from the hall, there is a ground floor guest double bedroom with en-suite shower room which benefits from a dual aspect over the gardens and front patio area. To finish the ground floor level, a large pantry room, and utility room with rear entrance to the side of the property. The utility room has ample space for four appliances under counter with a sink to one side. The link between the pantry and utility has ample space for a large freestanding fridge and freezer and excellent storage space.

The property has tiled flooring with underfloor heating throughout, mainly as a 'wet system' via the central heating, electric under floor heating is in the shower rooms. This all continues at first floor level, where there are two further guest double bedrooms both with en-suite shower rooms and which enjoy beautiful rural views. The master bedroom has a large walkthrough office and a walk-in wardrobe, small wood stove and on through to the bedroom itself. Floor to ceiling windows utilise the outstanding outlook with a small balcony via the French doors. The en-suite bathroom has a large bath and separate shower area again with underfloor heating and contemporary w.c. and fittings. Showers throughout the property are all *'Aqualisa Quartz Digital'* technology showers and have been tiled



throughout, creating a wet-room for each shower room. The property benefits from low running costs, having been externally clad with insulation and a rendered finish. Each room has its own thermostat to control the underfloor heating and there are also solar evacuated tubes on the roof to assist with the hot water. There is a large thermal water store in the property being run by the solid fuel burner in the garage. This provides all the hot water and central heating for both the farmhouse and the cottage holiday let.

The Cottage

The two-bedroom stone cottage is positioned detached from the main farmhouse. You enter centrally to the property into an open plan living kitchen area with access to the two bedrooms to either side. Both large bedrooms have their own shower room and fitted wardrobe space. From the living kitchen area, there is a rear door out to a patio area with space and plumbing for a timber clad solid fuel hot tub for guests to enjoy. The Cottage has been run as a holiday let and has provided the current vendors with a turnover of about £20,000 per annum.

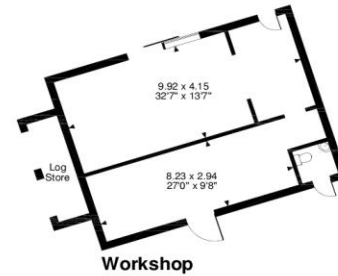
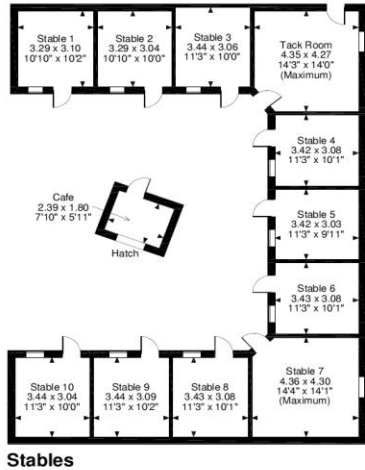
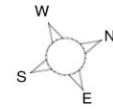
Externally

The long, tarmacked drive between post and rail fenced paddocks leads up to the front of the house and cottage, there is a large parking area for several vehicles with access to the range of outbuildings.

The garage leads into a workshop and onto the boiler room with solid fuel burner and 1000 litre water tank heat store. The building has a kingspan insulated roof so assists to retain the heat from the boiler. The garage roof holds several solar PV panels which provide an annual payment of approximately £750.00.



Glan Llyn Farmhouse, Pant Du Road, Mold
Approximate Gross Internal Area
Main House = 1992 Sq Ft/185 Sq M
Workshop = 773 Sq Ft/72 Sq M
Stables = 1833 Sq Ft/170 Sq M
Cottage = 538 Sq Ft/50 Sq M
 Quoted Area Excludes 'External Log Store'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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The stable yard consists of 10 stables with a concrete central courtyard and feed room with rear access door onto the tack room in the garage. There is water and power to the stables and has CCTV coverage. To the front of the stable yard there is a muck trailer ramp and gate to one of the several paddocks and access to the manege. There is a useful field shelter with water and power connected and onto an all-weather frontage and hay feeder area for winter turnout having a further access onto a paddock.

Between the stable yard and the garage is a 2-bedroom static caravan with electric, water and drainage connected with an LPG central heating and hot water system.

The 20m x 40m manege and has a sand and plastic granular mixed surface with post and rail fence perimeter and an access gate at either end.

The vendors have used a kiosk and 'White Pavilion' gazebo for ice cream sales, there is an artificial grass area under the gazebo with picnic tables which has proven popular over the summer months.

The property has 7.51 acres incl. several paddocks with both stock and post and rail timber fencing. There is water connected to the paddocks inside the field shelter, in the main stable block and in the rear paddock.

There are no footpaths over the property however there is direct access onto a footpath beyond the boundary fence.

Please note, the neighbouring property has a right of way over the access drive owned by Glan Llyn Farmhouse however this is a secondary access for this party and so is rarely used.



Services

- Solid fuel central heating and hot water to each property with underfloor heating
- Solar evacuated tubes for additional hot water to the main residence
- Private drainage via a septic tank for each property
- Mains water and electricity
- Solar PV with an annual payment of £750.00
- Super-Fast Fibre Broadband (300mb/s)
- CCTV (12 camera system)
- Main Farmhouse - EPC rating C (70/75). Holiday Let/Annexe – EPC rating C (75/91)

Local Authority

- Denbighshire County Council - www.denbighshire.gov.uk
- Tax Band – D (2019/20 - £1,633.10 pa)
- Business Rates (2019/20 - £126.39 pa after small business rates relief)

Viewings

Strictly by prior appointment with the agents Jackson Property on 01743 709249

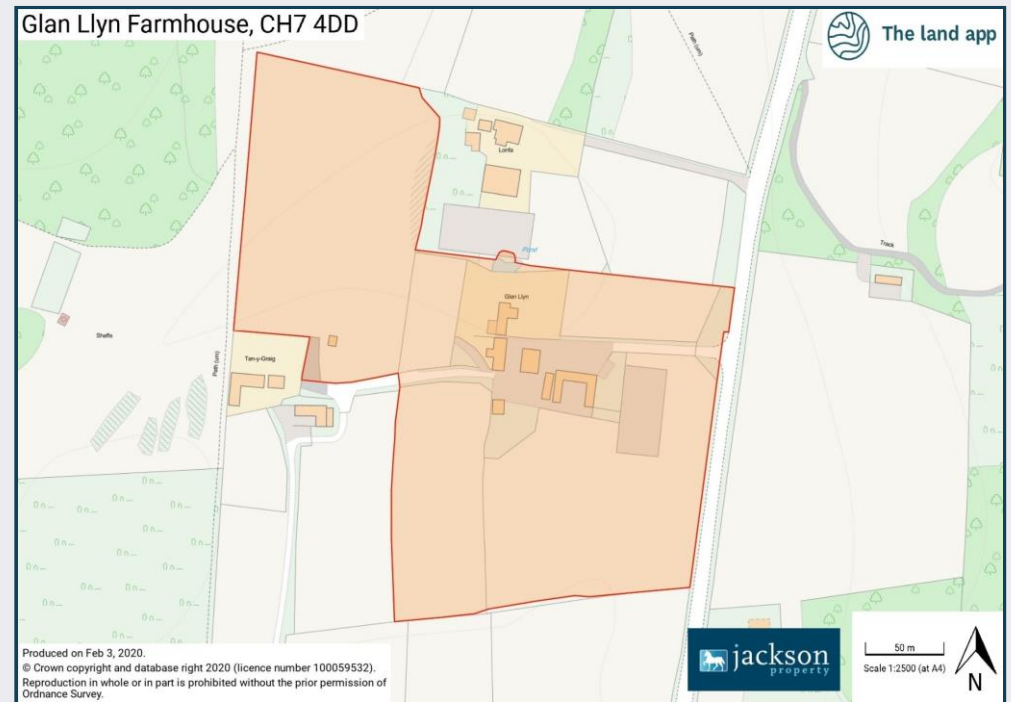
Directions

Please note: The Post Code (CH7 4DD) is not specifically accurate.

Coordinates to property: 53.128905, -3.186435. From the Mold Bypass A494, follow the B5444 from Bromfield Roundabout towards Mold. Take the second left signposted Nercwys & Business Park. Follow this road under the bypass and then take the next right onto Nercwys Road. Follow this road for approximately 3 miles and the property will be found on your right-hand side where you will also see a Jackson Property For Sale sign.

AML Regulations

To ensure compliance with the latest Anti Money Laundering (AML) Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process, please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jacksonequestrian.com
jackson-property.co.uk
Email
info@jackson-property.co.uk

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