Tudor

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Cae'r Ferch Uchaf, Pencaenewydd, LL53 6DJ

Price guide £550,000

- Detached Farmhouse
- In All Extending To 24.3 Acres or Thereabouts
- Ready for Refurbishment
- Several Outbuildings
- Rare Opportunity in Rural Location
- Spacious Accommodation with 5 Bedrooms







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Tudor Estate Agents & Chartered Surveyors have been favoured with instructions to offer for sale this detached farmhouse, together with a range of agricultural buildings and land extending in total to approximately 24.3 acres. The property is located in a delightful rural area and enjoys spectacular countryside views. This is an exciting opportunity to acquire a holding in an elevated position in Pencaenewydd.

The spacious accommodation offers excellent potential and is in need of refurbishment. It presently comprises: Porch. Kitchen-Dining Room. Kitchen. Inner Hall. Shower Room/Toilet. Lounge. Sitting Room.

On the first floor: Five Bedrooms and Bathroom.

Driveway and ample parking. One of the main attractions of Cae'r Ferch Uchaf is the outbuildings and land, which offer significant potential. Viewing is highly recommended.









GROUND FLOOR

Porch

Kitchen/Dining 12'8 x 16'10 (3.86m x 5.13m)
Plumbing for washing machine. Night storage heater.

Kitchen 13'9 x 8'11 (4.19m x 2.72m)
Oil fired Rayburn. Plumbing for dishwasher.

Porch

Inner Hall
Night storage heater.

Shower Room/Toilet
Low level w.c. Pedestal washbasin. No shower fitted.

Lounge 17'10 x 16'0 (5.44m x 4.88m)
Multi fuel stove. Door to:

Sitting Room 8'10 x 16'0 (2.69m x 4.88m)

FIRST FLOOR

Front Bedroom 9'4 x 16'1 (2.84m x 4.90m)
Night storage heater.

Bedroom 8'5 x 8'8 (2.57m x 2.64m)

Bedroom 10'1 x 9'4 (3.07m x 2.84m)

Bathroom
Pedestal washbasin. Low level w.c. Panelled bath with shower over.

Rear Bedroom 11'0 x 9'6 (3.35m x 2.90m)
Velux rooflight and window.

Rear Bedroom 13'9 x 7'7 (4.19m x 2.31m)
Velux. Airing cupboard with pre lagged cylinder.

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OUTSIDE
Ample parking in the farmyard. Land in all extending to approximately 24.3 acres or thereabouts. Plan awaited.

Stores/Workshop 17'9 x 18'0 (5.41m x 5.49m)

Feed Store 8'1 x 12'0 (2.46m x 3.66m)

Three-Bay Store/Car Port

Lean-To Dog Kennels

Cattle Shed 41'0 x 12'0 (12.50m x 3.66m)

Adjoining Shed 13'3 x 15'0 (4.04m x 4.57m)

Three-Bay Barn with Lean-To 45'0 x 23'0 & 11'0 x 45'0 (13.72m x 7.01m & 3.35m x 13.72m)

Derelict Outbuildings, Chalet & Pigsty

SERVICES
We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

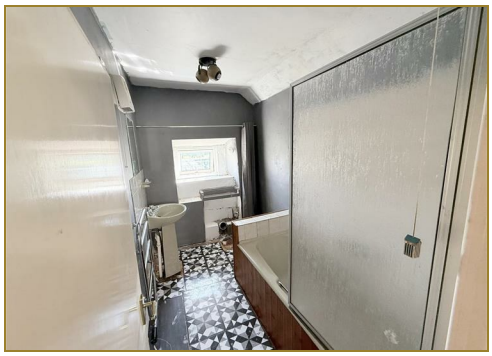
TENURE
We understand the property is freehold with vacant possession available on completion.

COUNCIL TAX
Band F









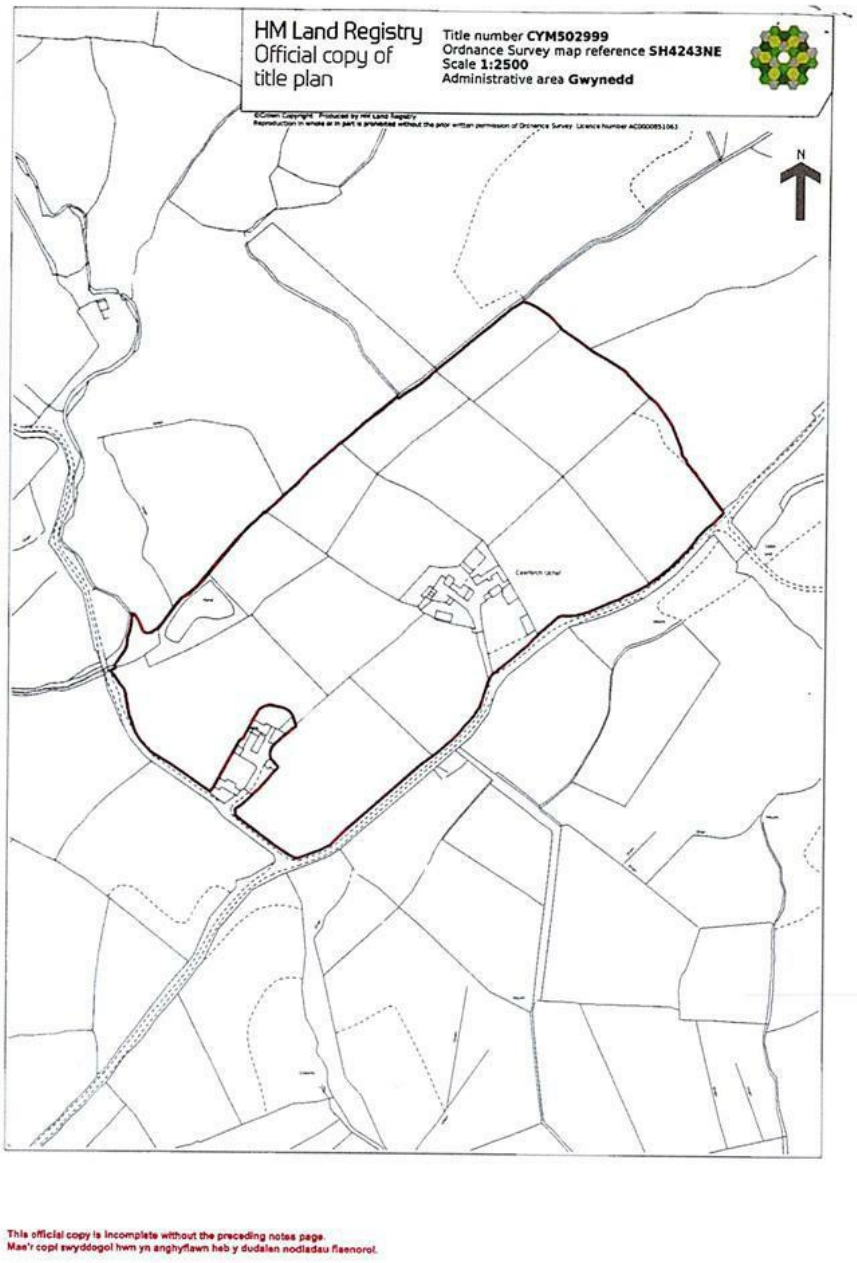




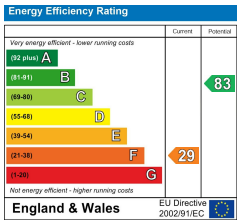
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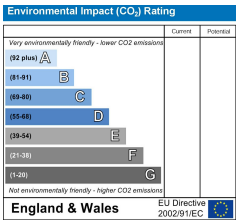
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