



# JONES PECKOVER

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## Hendre Isa Farm, Nercwys Road, Nercwys, Mold, CH7 4ED

- Substantial Grade II Listed Period Rural Residence
- Substantial Range of Detached Outbuildings
- Adjoining Outbuildings and Large Attic
- Approximately 11 Acres of Level Pasture Land
- Spacious Accommodation Within
- Additional Land Available



Situated on the outskirts of the charming village of Nercwys, this remarkable Grade II listed detached period residence dates back to 1650 and offers a unique blend of historical charm and modern potential. Offered for sale with 11 acres of level pasture land with excellent road access, the property also boasts a substantial range of outbuildings, perfect for a variety of uses, whether for agricultural purposes or equine use.

Internally, the property offers 3 Reception Rooms, 3 Bedrooms and 2 Bathrooms and would benefit from some cosmetic updating and the attached outbuilding to the rear offers scope to extend the living accommodation subject to the necessary permissions.

This property is a rare find in a sought-after rural location, conveniently situated close to the bustling towns of Mold and Chester, which offer a wealth of amenities, shops, and services.

For those seeking additional land, there is further acreage available by separate negotiation, allowing for even greater flexibility and potential. This residence is not just a home; it is a lifestyle choice, offering peace, privacy, and the chance to own a piece of history in a picturesque setting. Whether you are looking to create your dream home or invest in a property with significant potential, this stunning residence is sure to impress.

#### THE MAIN RESIDENCE

Comprising of a mid seventeenth century detached property constructed of brick with sandstone quoins and window dressings, this handsome and imposing residence displays many original features and provides the opportunity to purchase a substantial home in a

particularly sought-after rural area.

The accommodation within provides a versatile and spacious layout with the entrance porch leading through to the large reception hall which in turn gives access to the 3 ground floor reception rooms, kitchen, utility room and rear porch. To the first floor, the large landing area gives access to the three bedrooms, bathroom and en suite shower room and there is a large attic displaying mullion windows which would be ideally suited to provide additional living space if required.

#### THE OUTBUILDINGS

The substantial range of traditional outbuildings enjoy excellent road access and lie conveniently close to the main residence. Comprising of an imposing Grade II Listed mid C17 hay barn constructed of stone under a steeply-pitched slate roof with parapeted gables, brick built stable block, feed and implement stores and open fronted dutch barn.

#### THE LAND

Amounting to approximately 11 acres, the land comprises of two level enclosures which are well fenced, in excellent condition and enjoy direct access from the residence together with excellent road access. Additional land is available by separate negotiation.

#### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.



## 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.

## 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.

| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 plus) A  |                         |   |
| (81-91) B  |                         |   |
| (69-80) C  |                         |   |
| (55-68) D  |                         |   |
| (39-54) E  |                         |   |
| (21-38) F  |                         |   |
| (1-20) G   |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| England & Wales                                    | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |



