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Nant Isa, Rhyd-Y-Foel, Abergele, LL22 8EF

- 17th Century Country Residence
- Detached 3 Bedroom Annex
- Many Original Features
- Haven for Wildlife
- Outdoor Swimming Pool
- 4 Bedroom Accommodation
- Approx. 30 Acres of Pasture and Woodland
- Peaceful and Idyllic Location
- Extensive Landscaped Grounds
- Viewing Essential

Occupying a particularly private and idyllic location midway between the Village of Rhyd-Y-Foel and town of Abergele, this remarkable 17th-century country residence offers a unique blend of historical charm and modern living. The main residence displays many original features including inglenook fireplaces, slate slabbed flooring and exposed timbers and offers spacious 4 bedroom accommodation with 4 Reception Rooms and 4 Bathrooms, whilst the detached annex offers self-contained 3 Bedroom, 3 Bathroom accommodation, making it ideal for those seeking a home that accommodates multi-generational living, providing ample space for family and guests alike.

Set within approximately 30 acres of pasture and woodland and providing a haven for wildlife, this estate presents the rare opportunity to enjoy the tranquillity of rural life while being just a short distance from local amenities. The beautifully landscaped gardens are a true highlight, offering a serene environment for relaxation and outdoor activities. For those warm summer days, the outdoor swimming pool provides a perfect retreat for both leisure and entertainment.

This property not only boasts a rich history but also offers the potential for various uses, whether as a family home, smallholding or equine property. The expansive grounds and adjoining land allow for a multitude of outdoor pursuits, making it a haven for nature lovers and those seeking a peaceful lifestyle.

In summary, this stunning country residence is a rare find, combining historical elegance with the beauty of the surrounding landscape. It is a perfect choice for anyone looking to invest in a property that offers both space and serenity in a truly idyllic setting.

SITUATION

Whilst occupying a most peaceful and private location approached via a lengthy private shared drive off a quiet country lane, the property is conveniently close to the popular market town of Abergele and the A55 Expressway, just over two miles distant, which provides excellent links to the beautiful North Wales Coastline, the City of Chester and beyond. Comprehensive shopping and leisure facilities are all within easy reach and there is an excellent choice of schools, both state and private, nearby.

THE MAIN RESIDENCE

The entrance hall gives access to the impressive Reception Hall with a slate slabbed floor, double folding doors open to a cosy dual aspect Drawing Room with impressive inglenook fireplace housing a wood burning stove on a raised slate hearth. The Kitchen/Breakfast Room enjoys views over the rear gardens and orchard and houses the Heritage oil fired cooking range which also services the heating and hot water system. A separate utility room and boot room provide useful ancillary space. The Dining Room again displays many original features including beamed ceiling and inglenook fireplace housing a wood burning stove and there is a useful kitchen area with cooking facilities together with separate staircase accessing the first floor Guest Bedroom with separate Bathroom making this an ideal self contained guest suite. The remainder of the ground floor provides a Conservatory open to the eaves and overlooking the swimming pool together with a separate Study. The first floor is accessed via two separate staircases and the accommodation comprises a Master Bedroom with dressing area, en suite facilities and French doors opening onto a large balcony with beautiful garden, orchard and pool views. There are three further double bedrooms together with three bathrooms.

THE DETACHED ANNEX

The Annex has been recently converted to provide modern and tasteful 3 Bedroom accommodation over two floors and is ideally suited to multi generational living or indeed could provide an additional income within the tourism industry if so required.

GROUND, LAND AND OUTBUILDINGS

The property is approached via a lengthy driveway providing an excellent level of privacy and seclusion. The gravel driveway provides ample parking and turning areas and gives access to the charming landscaped grounds surrounding the property. An enclosed and sheltered courtyard houses the outdoor swimming pool and the provides an excellent space for outdoor entertaining. Various useful outbuildings and summer house are located within the boundary including a 3 bay Dutch barn. Extensive lawns to the rear give access to the orchard and pond, whilst the remaining land comprises of a mix of grass paddocks and mixed woodland which in total amounts to approximately 30 acres or thereabouts.

COUNCIL TAX BAND G





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

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



THE ANNEX

