



JONES PECKOVER

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Ynys Farm, Morfa Cwybr, Rhyl, LL18 2YB

- Detached 3 Bedroom Property with Land
- Attached Stables, Storeroom & Tack Room
- Uninterrupted Rural Views
- Convenient for Amenities & A55
- 3 Bedrooms, 3 Reception Rooms
- 7.8 Acres of Level Pasture Land
- Additional Detached Outbuildings
- Double Glazing & LPG Central Heating

Detached 3 Bedroom Farmhouse, Stables, Outbuildings and 7.8 Acres.

Occupying a tranquil yet convenient setting in Morfa Cwybr, this detached farmhouse provides spacious 3 Bedroom accommodation with uninterrupted rural views.

Centrally set within an impressive 7.80 acres of level pasture land and approached via a lengthy private driveway, the property enjoys a high level of peace and tranquillity whilst being conveniently close to local amenities and the A55 Expressway.

This property is ideal for those with equestrian or smallholding interests or simply for those who appreciate the beauty of open space. The presence of stables and outbuildings further enhances the potential of this property, offering ample opportunities for hobbies or additional storage.

In summary, this property in Morfa Cwybr presents a rare opportunity to enjoy country living with the convenience of nearby urban amenities.

No forward chain.

THE ACCOMMODATION

The property offers extremely spacious and versatile accommodation over two floors and briefly comprises of Entrance Porch, Entrance Hallway, Reception Hall, Lounge, Sitting Room, Spacious Kitchen/Dining Room, Conservatory, Utility Room, Ground Floor WC and 2 large Storerooms to the ground floor whilst the first floor provides 3 Double Bedrooms and Bathroom.

STABLES AND OUTBUILDINGS

Attached to the property are extensive equestrian facilities comprising of two stables together with tack room and boot room. The ancillary stores are extensive and versatile and can be utilised to provide additional animal housing or further living accommodation depending upon requirements. A 4 bay Dutch barn fronts the farm yard and there are also a number of useful timber buildings.

THE GROUNDS AND LAND

The property sits centrally within the boundary, thereby

providing an excellent level of privacy and tranquillity. A lengthy private gated driveway gives access to the tarmacadam and concreted farm yard to the rear. The gardens lie to the front of the property and are south facing with stunning views over the Clwydian Range. The land comprises of 4 level and well fenced grass paddocks.

SERVICES

Mains water and electricity, private drainage, LPG gas central heating.

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.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank



statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

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

Outbuilding

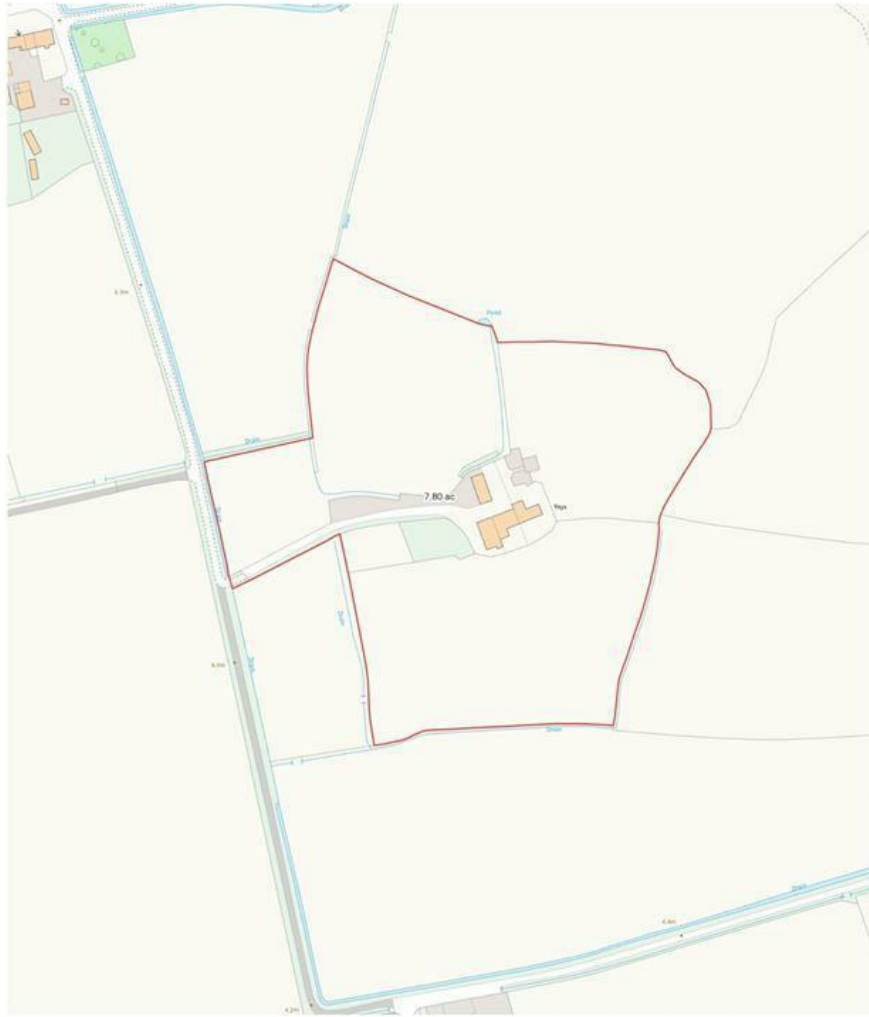


Ground Floor



First Floor





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