



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Pen y Waen, Old Highway, Colwyn Bay, LL28 5UY

- Detached 3 Bedroom Cottage
- Set in over 1 Acre
- In Need of Renovation
- For Sale By Public Auction
- Substantial Stone Outbuildings
- Private and Peaceful Location
- Versatile Accommodation
- 14th October 2025 at 6.30pm

Detached Cottage, Substantial Stone Outbuildings, Set in over 1 Acre of Grounds.

Occupying a tranquil setting off Old Highway in Upper Colwyn Bay, this charming Welsh long cottage together with a range of detached outbuildings in need of renovation presents a unique opportunity for those seeking a project with immense potential.

Set within a generous plot of over one acre, the property is accompanied by substantial stone outbuildings, which could be transformed to suit a variety of needs, whether for additional living space, a workshop, or even a home office. The picturesque surroundings offer a sense of privacy and seclusion, while still being conveniently located in a sought-after area

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at THE WHITE HOUSE, HOLYWELL ROAD, RHUALLT, LL17 0AW, on Tuesday 14th October 2025 at 6.30PM (subject to conditions)

SITUATION

Occupying an enviable position in Upper Colwyn Bay, Pen y Waen is approached via a lengthy private track and enjoys a peaceful position set back from the Old Highway, thereby benefiting from an excellent level of privacy and tranquillity. Set within unspoiled countryside yet within easy reach of all amenities, being close to the West End and Colwyn Bay town, both of which offer an excellent range of shopping, leisure and schooling facilities. The A55 Expressway is also conveniently close providing excellent links to Chester and beyond and the beautiful coastline including the beaches at Colwyn Bay and Rhos on Sea are closeby. The busy tourist destinations of Llandudno, the Snowdonia National Park and Anglesey, renowned for their stunning scenery, are all within easy reach.

THE PROPERTY

The property comprises of a traditional Welsh long cottage which is in need of renovation and provides the opportunity for a purchaser to put their personal stamp on the property to create a home of charm and character. The numerous outbuildings offer excellent versatility of use and lend themselves ideal to provide ancillary accommodation, workshop or studio facilities, subject to the necessary permissions. The cottage currently provides Living Room, Kitchen/Breakfast Room, Bathroom and 3 double bedrooms.

A substantial stone outbuilding lies within the grounds, ideally suited for providing multi-generational living, income within the tourist industry or a spacious workshop. A number of further

detached stone buildings together with an open fronted Dutch barn lie within the grounds, again offering excellent versatility of use, particularly for those with smallholding interests.

The grounds surrounding the property are generous and amount to over one acre in total, providing a serene outdoor space.

With the potential for development, this property is not only a wonderful residence but also an investment opportunity for those looking to enhance its value.

Offered for sale by auction, this is a rare chance to acquire a unique property in a desirable location. Whether you are looking to create your dream home or seeking a project with development possibilities, Pen y Waen is well worth your consideration.

SERVICES

Mains water and electricity, private drainage.

COUNCIL TAX BAND E

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

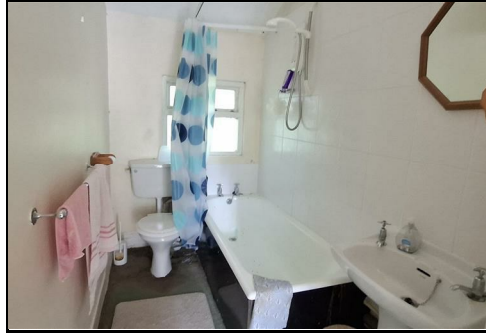
IMPORTANCE NOTICE (D)

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.

LOCAL AUTHORITIES AND UTILITIES CONWY (D)

Planning: Civic Offices, Abergele Road, Colwyn Bay LL29 8AR (Tel: 01492-575293) Highways: The Heath, Penmaenmawr Road, Llanfairfechan, LL33 0PF (Tel: 01492-575416) Electricity: Manweb Plc, Manweb House, Kingfield Court, Chester Business Park, Wrexham Road, Chester (Tel: 0845-2721212). Water: Welsh Water, Allt y Ffynnon, Alltami, Mold, Flintshire (Tel: 01244-550015).

** PLEASE NOTE **

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND MUST BE ACCOMPANIED BY THE SELLING AGENTS.

ENTRY TO THE PROPERTY, LAND AND BUILDINGS IS NOT PERMITTED WITHOUT PRIOR APPOINTMENT.

Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.

