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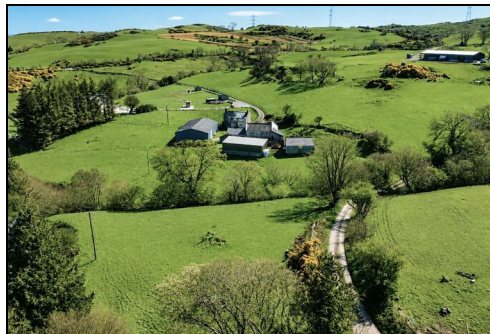
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Bethgeth Farmhouse, Ffordd y Mynydd, Betws yn Rhos, Abergelle,

- Former Farmhouse with approx. 4 Acres
- Substantial Traditional Outbuildings
- Character Property with Potential
- Grade II Listed Sympathetically Restored
- 2 Bedrooms & 1 Bedroom Annex
- Tranquil and Picturesque Location
- Stunning Views
- Equestrian/Smallholding Property



2 Bedroom House, 1 Bedroom Annex, Substantial Outbuildings and approx. 4 Acres

Nestled on the outskirts of the picturesque village of Betws Yn Rhos, Abergele, this charming former farmhouse presents a unique opportunity for those seeking a property with land. Set within approximately 3.72 acres, this two-bedroom house and self contained 1 bedroom annex offers a delightful blend of rural tranquillity and potential for further development.

The property boasts a substantial range of traditional outbuildings, which can be adapted for various uses, whether for equestrian use, agricultural purposes, workshops, or even conversion into additional living spaces, subject to the necessary permissions. The expansive grounds provide ample room for outdoor activities and the bridle paths and quiet country lanes accessible from the property provide excellent hacking out.

Inside, the Grade II Listed farmhouse displays a wealth of character and warmth and has been sympathetically restored to provide a charming rural 2 Bedroom home together with a 1 Bedroom self-contained detached annex within the outbuildings. The versatile nature of this property allows for a myriad of possibilities, whether you envision a peaceful family home, a smallholding, or a project to create your dream residence.

SITUATION

The property is situated on the periphery of the village of Betws yn Rhos and is surrounded by totally unspoiled countryside, benefitting from a particularly peaceful and serene location with glorious views of the rural landscape towards the coastline. The market town of Abergele is conveniently situated just over five miles away and provides excellent shopping, leisure and schooling facilities together with links to the A55 Expressway.

THE PROPERTY

This Grade II Listed former farmhouse has been thoughtfully and sympathetically updated by the present owners and retains a wealth of original features including slate slabbed flooring and exposed timbers. The farmhouse comprises of a 2 Bedroom detached house whilst the self-contained annex provides charming 1 bedroom accommodation.

In brief, the farmhouse provides Living Room, Kitchen and Utility Room to the Ground Floor and 2 Bedrooms and 4 Piece Bathroom to the First Floor. The Annex provides an open plan Living Room and Kitchen, Shower Room and Bedroom.

THE OUTBUILDINGS

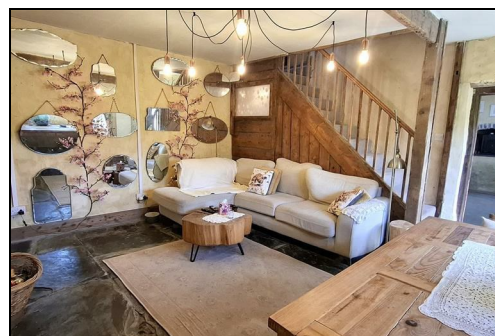
The substantial range of traditional and more modern outbuildings are accessed from a small courtyard and provide excellent versatility of use. The traditional buildings are constructed of stone under a slated roof and provide shippens, stabling and implement sheds, with part having been converted to provide the 1 bedroom annex. A large steel framed building also fronts the courtyard and provides an excellent workshop and storage unit. This building houses the water tank and filter system. To the rear of the stone buildings are two further open fronted implement sheds and a range of sheep pens and handling facilities.

SERVICES

Mains electricity, private water supply with filter system, septic tank drainage which was installed in 2021. Heating is provided via electric panels and wood burning stoves. Fibre optic broadband to the property.

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.

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		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		14
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		

PROOF OF IDENTITY -

In order to conform with new Money Laundering



