



# JONES PECKOVER

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## Cae March, Moelfre, Abergele, LL22 9RL

- Detached Rural Property with 2.42 Acres
- Range of Outbuildings
- Additional Land Available
- No Forward Chain
- 3 Bedrooms, 2 Reception Rooms
- Stunning Views
- Private Yet Convenient Location
- Viewing Recommended



Detached 3 Bedroom Rural Property with Outbuildings and 2.42 Acres (additional land available if required).

Nestled in the picturesque village of Moelfre, Abergale, this detached former farmhouse occupies a sheltered and tranquil position with no immediate neighbours and unrivalled views over the surrounding countryside, whilst being conveniently close to Abergale, approximately 4 miles distant.

The property is offered for sale with 2.42 acres of land making it ideal for those with equestrian or smallholding interests, with access onto quiet country lanes ideal for riding out. A range of stone and agricultural outbuildings provide excellent versatility for stabling, workshops or potential conversion subject to the necessary permissions. Additional land available by separate negotiation.

The accommodation in brief comprises of Entrance Hall, Living Room, Sitting Room, Kitchen and Rear Porch to the Ground Floor whilst the First Floor provides 3 Bedrooms, Box Room/Study and Shower Room.

No forward chain. Viewing recommended.

#### THE PROPERTY

The property occupies an elevated position with panoramic views over the surrounding countryside and is approached off a quiet country lane. The driveway and yard provides ample off-road parking for a number of vehicles and gives access to the property and outbuildings. The accommodation within comprises of:-

#### GROUND FLOOR ACCOMMODATION

UPVC door to front elevation gives access to the Entrance Hall and in turn to:-

#### LIVING ROOM

Dual aspect room with UPVC double glazed windows to front and rear, centrally situated feature fireplace housing a wood burning stove on a raised hearth, quarry tiled flooring.

#### SITTING ROOM

Tiled fireplace housing an open fire, UPVC double glazed window to front elevation, quarry tiled flooring.

#### KITCHEN

Base and wall storage units, working surfaces with tiled splashbacks, inset stainless steel sink unit, solid fuel cooking range which also serves the heating system, UPVC double glazed windows to side and rear elevations.

#### REAR PORCH

With external door to side elevation.

#### FIRST FLOOR ACCOMMODATION

Landing giving access to:-

#### BEDROOM 1

UPVC double glazed windows to front and rear with stunning views, centrally situated fireplace.

#### BEDROOM 2

UPVC window to front elevation, fireplace.

#### BEDROOM 3

UPVC double glazed window to side elevation.

#### BOX ROOM/STUDY

UPVC double glazed window to front elevation, hot water tank.





**SHOWER ROOM**

With shower cubicle, pedestal wash hand basin, low flush wc, UPVC double glazed window to rear elevation.

**GARDENS AND LAND**

The property is approached via a gated access to the yard area which provides ample off road parking. Lawned gardens lie to the front of the property with gated access opening to the main paddock. A further useful parcel of land is situated across the lane and in total the property amounts to approximately 2.42 acres. Further land is available by separate negotiation.

**OUTBUILDINGS**

The property benefits from a number of outbuildings accessed from the yard area and comprise of a range of traditional stone buildings under a sheeted roof together with further agricultural buildings currently used for storage and providing excellent versatility of use.

**SERVICES**

Mains water and electricity, private drainage, solid fuel central heating.

**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.

**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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