



# JONES PECKOVER

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## Bron Haul, Groesffordd Marli, Abergele, LL22 9DY

- Character Rural Property with Stunning Views
- Over 9 Acres of Pasture Land and Woodland
- In Need of Renovation
- No Forward Chain
- 3 Bedrooms, 2 Reception Rooms, 2 Bathrooms
- Private and Tranquil Setting
- Useful Attached Outbuilding
- Viewing Highly Recommended



3 Bedroom Detached Rural Residence with over 9 acres of Paddocks and Woodland.

Situated on the outskirts of the picturesque village of Groesffordd Marli, Abergele, this charming detached character property, built in 1904, boasts a commanding position and offers a unique opportunity for those seeking a home with both history and potential. Set within over 9 acres, the property boasts stunning panoramic views of the surrounding rural landscape and provides a beautiful and tranquil location.

The residence features two reception rooms, three well-proportioned bedrooms and two bathrooms, providing ample space for family living. While the home is in need of renovation, it presents a blank canvas for buyers to infuse their personal style and modern comforts. The attached outbuildings provide further potential for development, whether as additional living space, a workshop, or storage.

The land and woodland abuts the property and comprises of sloping grass paddocks and tranquil woodland, offering the opportunity for smallholding or equestrian interests.

Viewing essential to appreciate the character, potential and stunning location of this property.

#### SITUATION

The property occupies an enviable slightly elevated position overlooking its paddocks and woodland with far-reaching views across the unspoiled countryside to the Clwydian Range beyond. Situated on the outskirts of the village of Groesffordd Marli and thereby enjoying an excellent level of tranquillity and privacy, the property is conveniently close to the A55 Expressway, with access at Bodelwyddan approximately 4 miles away. Bodelwyddan provides excellent local amenities and the larger centre of Abergele, just under 5 miles distant, offers a more comprehensive range of shopping, schooling and leisure facilities. The renowned North Wales Coastline is also

within easy reach and the aforementioned A55 provides excellent links to Chester and beyond.

#### THE ACCOMMODATION

Bron Haul originates back to 1904 and displays many character features common to the area, built of dressed limestone with crow stepped gables, under a pitched slated roof. The position of the property takes full advantage of the picturesque surrounding countryside and overlooks the paddocks to the front.

Internally, the property requires renovation throughout, with generous accommodation comprising of two reception rooms, two bathrooms and 3 double bedrooms, whilst adding to the footprint to the rear is an attached two storey workshop which would be ideally suited to provide additional living accommodation if required and subject to the necessary permissions.

#### TO THE GROUND FLOOR

Timber and glazed door giving access to:-

##### HALLWAY

Quarry tiled flooring, staircase to first floor, window to front elevation.

##### LIVING ROOM

13'10" x 13'8" (4.22 x 4.19)

Stone fireplace housing an open fire, window to front elevation with rural views, timber flooring.

##### BREAKFAST ROOM

16'1" x 13'10" (4.91 x 4.23)

Inglenook fireplace housing an Esse solid fuel range, windows to front and side elevation, quarry tiled flooring.

##### REAR HALLWAY

Window to side elevation, tiled flooring.





**KITCHEN**

15'1" x 7'10" (4.62 x 2.39)  
Base and wall storage units, working surfaces, stainless steel sink unit, pantry cupboard, window to side elevation.

**GROUND FLOOR SHOWER ROOM**

With shower cubicle, wash hand basin and low flush wc, quarry tiled flooring, window to side elevation.

**TO THE FIRST FLOOR**

Spacious and light landing with window to front elevation.

**BEDROOM 1**

13'11" x 13'11" (4.26 x 4.25)  
Window to front elevation overlooking the stunning views.

**BEDROOM 2**

16'3" x 10'4" (4.97 x 3.15)  
Range of built-in wardrobes, window to front elevation.

**BEDROOM 3**

15'5" x 7'9" (4.72 x 2.37)  
Window to side elevation.

**BATHROOM**

9'7" x 5'1" (2.93 x 1.55)  
Panelled bath, pedestal wash hand basin, low flush wc, window to side elevation.

**ATTACHED OUTBUILDING**

15'1" x 8'10" (4.62 x 2.71)  
This space currently houses the biomass boiler, is two storey and provides useful storage and workshop space.

**THE LAND**

The land abuts the residence and enjoys gated access from the garden area to the front along with road access from the lane to the rear, amounting to over 9 acres and comprising of grass paddocks and mixed woodland.

**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.

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			
		28	72
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	



