



# JONES PECKOVER

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## Waen Farm, Y Waen, Flint Mountain, CH6 5QR

- Detached Cottage with Land
- Approximately 7.47 Acres
- 2 Reception Rooms, 2/3 Bedrooms
- Superb Potential
- Extensive and Versatile Outbuildings
- Sought-after Location
- In Need of Renovation
- No Forward Chain

Detached 2/3 Bedroom Cottage and Extensive Outbuildings set in 7.47 Acres.

Situated in the picturesque area of Y Waen, Flint Mountain, this charming detached character cottage offers a unique opportunity for those seeking a property with land. Set within an impressive 7.47 acres, the cottage boasts a delightful blend of rustic charm and potential, making it an ideal project for renovation enthusiasts.

The Grade II Listed cottage is in need of renovation and has a versatile layout with Entrance Hallway, Living Room, Kitchen/Breakfast Room, Dining Room, Utility Room, separate WC, Bathroom and Rear Hallway to the Ground Floor, with the First Floor providing 3 large double rooms. A large attached workshop provides versatility to adapt to additional living accommodation subject to the necessary permissions.

The extensive detached outbuildings again provide excellent versatility of use for those with equestrian and smallholding interests. The land adjoins the property and comprises of grass paddocks together with a small area of woodland.

Viewing is essential to appreciate the character, charm and potential of this superb rural property. No forward chain.

#### LOCATION

The property occupies an enviable semi-rural position at Waen, Flint Mountain, and enjoys excellent access to the A55 Expressway which is approximately 1 mile away, the surrounding towns and North Wales coastline. The town of Flint is approximately 2 miles distant and offers a comprehensive range of shopping, schooling and leisure facilities.

#### GROUND FLOOR ACCOMMODATION

Comprising of:-

##### ENTRANCE PORCH

Giving access to the original timber door which opens to:-

##### ENTRANCE HALLWAY

Tiled flooring.

##### LIVING ROOM

14'1" x 12'2" (4.30 x 3.73)

Fireplace housing a multi fuel stove, laminate flooring, windows to front and side elevation

##### KITCHEN

19'3" x 14'2" (5.88 x 4.33)

Base and wall storage units, working surfaces with tiled splashback, inset Belfast sink with mixer tap, integrated electric oven with gas hob and extractor hood over, large inglenook housing a solid fuel range, tiled flooring, windows to front and rear, beamed ceiling.

##### DINING ROOM

11'3" x 7'10" (3.45 x 2.41)

Tiled flooring, window to front elevation.

##### BATHROOM

10'11" x 5'8" (3.35 x 1.73)

Panelled bath, wash hand basin and wc, window to rear elevation, tiled flooring.

##### REAR HALLWAY

With timber external door.

##### GROUND FLOOR WC

Window to front elevation, low flush wc.

##### UTILITY/BOILER ROOM

8'10" x 8'7" (2.716 x 2.619)

Wall mounted Ideal gas central heating boiler, window to rear elevation.

##### FIRST FLOOR ACCOMMODATION

First floor landing giving access to:-

##### BEDROOM 1

14'5" x 11'3" (4.403 x 3.441)

Window to front elevation, built in airing cupboard, built in storage cupboards.

##### BEDROOM 2

14'3" x 8'3" (4.365 x 2.532)

Window to front elevation, built-in storage cupboards.

##### BEDROOM 3

14'3" x 12'4" (4.365 x 3.760)

This room is accessed from Bedroom 1. Windows to front and side elevations with views over the paddocks to the Dee Estuary, cast iron fireplace.

##### ATTACHED WORKSHOP AND LEAN-TO

24'3" x 14'1" (7.412 x 4.309)

Accessed via a timber door to the front elevation and providing a useful space which could, subject to permissions, be utilised to provide additional accommodation.



**DETACHED OUTBUILDINGS**

The property benefits from an extensive range of detached outbuildings within the grounds in the main constructed of brick and stone providing machinery and implement stores and stabling. The buildings offer excellent versatility and could also, subject to permissions, provide scope for development.

**THE LAND**

The property is approached via a timber gated access opening to a gravel and grassed area fronting the main house and buildings. The gardens provide lawns and flower beds and give access to the land comprising of a small paddock housing a polytunnel, two large enclosures laid to grass together with a small area of woodland. A further small paddock fronts the outbuildings.

**SERVICES**

Mains water, electricity and drainage. Gas fired central heating.

**OVERAGE CLAUSE**

The property will be the subject of an overage clause of 20% over a period of 10 years which will relate to the outbuildings and front paddock.

**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)**

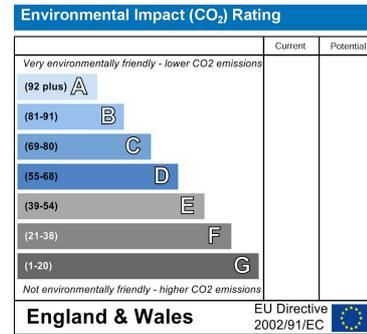
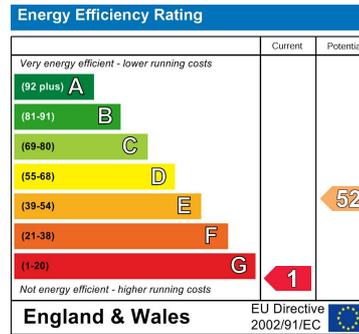
Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

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

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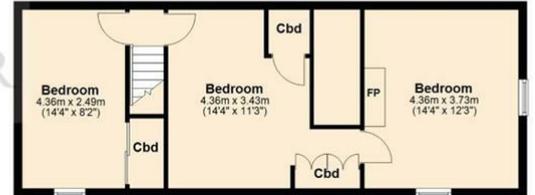
**MONEY LAUNDERING (D)**

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.





First Floor



Outbuilding

