



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Cae Cefna Farm, Golftyn Lane, Northop, Mold, CH7 6DQ

- Detached Farmhouse & 10.92 Acres
- 3 Bedrooms
- Further Detached Outbuildings/Stabling
- Development Potential
- Informal Tender - 21st April 2021
- Substantial Attached Outbuildings
- In Need of Renovation
- Private Rural Location
- Equestrian Potential
- Viewing Recommended

Substantial detached farmhouse with extensive attached and detached outbuildings both traditional and more modern, all in need of renovation and offering excellent scope for further development.

The property comprises of a 3 Bedroom Farmhouse with the benefit of a range of attached outbuildings, ideally suited to provide further living accommodation or self-contained annex. Oil fired central heating, UPVC double glazing.

The property enjoys approximately 10.92 acres of adjoining agricultural land lying to the North east and arranged in four enclosures.

Occupying a peaceful and private rural location on the outskirts of Northop and enjoying rural views, yet conveniently close to the A55 Expressway which provides excellent links to Chester, North Wales and the Wirral.

Rarely does such a well located small holding lying in an idyllic country setting come to the market place.

For Sale by Informal Tender. Tenders to be in by 12 noon on 21st April 2021

GROUND FLOOR ACCOMMODATION

Timber door giving access to:-

ENTRANCE PORCH

Quarry tiled flooring.

ENTRANCE HALLWAY

Quarry tiled flooring, timber staircase, understair storage cupboard.

LIVING ROOM

13'1" x 12'9" (3.989 x 3.889)

UPVC window to front elevation, multi-fuel burner.

SITTING ROOM

12'9" x 11'0" (3.898 x 3.372)

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

DINING ROOM

11'0" x 10'5" (3.372 x 3.184)

UPVC window to side elevation.

KITCHEN

10'6" x 9'5" (3.203 x 2.874)

Base and wall storage units, stainless steel sink unit, built-in oven, inset electric hob with extractor hood over, UPVC window to side elevation.

REAR PORCH

21'8" x 6'6" (6.617 x 2.006)

Tiled flooring.

BOILER ROOM

11'1" x 6'6" (3.385 x 2.006)

Worcester oil fired central heating boiler.

SHOWER ROOM

11'1" x 3'8" (3.385 x 1.138)

Single glazed window to side elevation, shower cubicle housing electric shower.

ANCILLARY ROOM 1

15'5" x 8'7" (4.708 x 2.625)

Windows to front and side elevations.

ANCILLARY ROOM 2

18'3" x 14'0" (5.566 x 4.276)

Window and door to side elevation, staircase to Loft Room.

STOREROOM

10'10" x 8'2" (3.316 x 2.503)

External door.

LOFT ROOM

19'2" x 15'1" (5.864 x 4.621)

Window to rear.

FIRST FLOOR ACCOMMODATION

Landing with UPVC window to rear elevation.

BEDROOM 1

14'8" x 13'2" (4.480 x 4.025)

UPVC window to front elevation, cast iron fireplace.



BEDROOM 2

13'2" x 12'8" (4.025 x 3.884)

UPVC window to front elevation, cast iron fireplace.

BEDROOM 3

11'0" x 10'6" (3.366 x 3.21)

UPVC window to side elevation, cast iron fireplace.

BATHROOM

10'4" x 9'4" (3.173 x 2.864)

Panelled bath with electric shower over, pedestal wash hand basin, low flush wc, UPVC window to side elevation, built-in cupboard.

THE DETACHED OUTBUILDINGS

Lying to the side and rear of the farmhouse, the property benefits from an abundance of detached outbuildings.

They comprise of storage buildings, a workshop, former poultry housing and substantial stabling. There is also a traditional hay barn. The buildings sit within a small paddock with access to the adjoining agricultural land.

Despite some of the buildings requiring updating, they do provide a vital foot print for further development.

THE LAND

The agricultural land lies to the North east of the holding which borders Golftyn Lane. The land is arranged in four useful enclosures of equal size, and benefiting from a mature hedge internal division.

The land is of excellent quality, generally level and benefits from road access.

METHOD OF SALE

The property is being offered for sale by informal tender as a whole. Official tender forms will be available from Jones Peckover, 47 Vale Street, Denbigh, Denbighshire, LL16 3AR. All tenders are to be submitted on the official forms and to be in by 12 noon on the 21st April 2021.

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.



