



**CEFN Y NANT FARM, THE NANT,  
BAGILLT, FLINTSHIRE, CH6 6DT**



**J. Bradburne Price & CO** ~ EST. 1902 ~

~ CHARTERED SURVEYORS ~ AUCTIONEERS ~  
~ VALUERS & ESTATE AGENTS ~



# CEFN Y NANT FARM, THE NANT, BAGILLT, FLINTSHIRE, CH6 6DT

SPECTACULAR SMALLHOLDING/EQUESTRIAN PROPERTY

THREE BED DETACHED FARMHOUSE WITH ADDITIONAL ONE BED BARN CONVERSION

WITH SCOPE TO EXTEND TO INCLUDE THE FIRST FLOOR SUBJECT TO THE NECESSARY PLANNING CONSENTS

SPACIOUS VERSATILE ACCOMMODATION

WELL PRESENTED THROUGHOUT

GROUNDS EXTENDING IN ALL TO APPROXIMATELY 6 ACRES

STABLES, WORKSHOP, GARAGE, MODERN STEEL PORTAL FRAMED BUILDING

RURAL, PRIVATE YET ACCESSIBLE LOCATION

WILL ALSO APPEAL TO LIFESTYLE PURCHASERS & MULTI GENERATIONAL FAMILIES

NO ONWARD CHAIN

**Guide Price - Offers in the region of 900,000**

Sole selling Agents: J. Bradburne Price & Co.14/16 Chester Street, Mold, Flintshire, CH7 1EG.

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J Bradburne Price & Co are delighted to offer to the market this spectacular two dwelling smallholding/equestrian property, in grounds extending to approximately six acres with stables, workshop, three car port and modern outbuilding located in a rural yet easily accessible location amidst open countryside, and offering potential rental income opportunities.

This unique desirable property with views over the surrounding countryside boasts a three bed (one ensuite) detached farmhouse providing spacious family accommodation well presented throughout and boasting a first floor family room with roof terrace, a two storey barn conversion with one bed self contained unit to the ground floor with scope subject to the necessary planning consents to use the second floor with two reception rooms, kitchen and bathroom as a second self contained unit or integrate both floors into one dwelling.

The sale of Cefn Y Nant Farm represents a unique opportunity to acquire a versatile smallholding/equestrian property in private grounds, having been maintained to a high standard throughout and is also ideally suited to lifestyle purchasers and multi generational families.

### **Accommodation**

The main farmhouse provides well presented and versatile living accommodation being set across two floors, and enjoying a wealth of natural light.

### **Ground Floor**

The ground floor is the heart of the home, with an array of rooms on offer, accessed through the front porch and oak front door, which leads into the generously proportioned open plan dual dining/lounge space with feature logburner for those cosy winter nights, beamed ceilings and fitted cupboards providing plenty of storage space. An archway leads through into the hall, with stairs to the first floor accommodation. Off the hall is the modern kitchen with an array of wall and base units, with shaker style cupboard fronts and contrasting worktops, integrated appliances including dishwasher, fridge freezer, hob and double oven and breakfast bar. Utility and cloakroom complete the ground floor living accommodation.

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## First Floor

Positioned on the first floor accessed via a split staircase are three bedrooms, all of which are double and one which enjoys ensuite facilities, together with a well appointed family bathroom with white suite comprising bath with shower over, w.c. and wash hand basin. These rooms benefit from the views across the countryside, the stables and adjoining paddocks.

To the other side is a most impressive family room, light and airy with log burner, exposed floor boards and double patio doors with glazed panels to both sides, which open out onto the roof terrace with metal railings - ideal to enjoy those surrounding views or another great entertainment space.

Underneath there is a garage, which if desired and subject to the necessary planning consents could offers scope to extend the accommodation. With the variety of rooms proving very popular for dining and entertaining and each room enjoying a view.



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## Barn Conversion

A detached double storey barn annex is conveniently located adjacent to the main residence which has previously been used as a one bed ground floor living space for a dependent relative with the second floor enjoyed by the family for leisure and entertainment purposes.

To the ground floor the converted living accommodation with underfloor heating, is well presented throughout comprising a good size open plan living space, kitchen, bedroom with ensuite and a second bathroom, with access to the garden space at the rear.

To the first floor accessed via an external staircase, there are two large reception rooms, kitchen and bathroom, once again finished to a good standard throughout. This space could easily be adapted to provide a second self contained unit or could be connected to the ground floor via an internal staircase, with space between the beams to enable the floors to be connected. Access is via the roof terrace.

Subject to obtaining the necessary planning permission, there is scope as mentioned earlier to integrate the first and second floors, either as a second family unit or as a great opportunity to generate an income either as a holiday let, Airbnb or as a rental short or long term.

There is a wealth of potential and versatility with this property, so early viewing is highly recommended to truly appreciate everything this property provides.



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## Outside

Approached over the sweeping tarmac driveway, which leads through the five bar gated entrance into the tarmacadam yard area, giving access to all areas and providing ample parking space, together with a central lawned feature - around which allows separate gated entrance and exit.

The grounds of Cefn Y Nant Farm measure approximately six acres in all which is divided between private gardens to the rear of the properties including a pond and pocket of woodland, with the main farmhouse in addition benefitting from a raised lawned and patio area to the front of the property, enjoying the views over the paddocks and stables.

To the south east there are three conveniently sized paddocks, easily accessible from both the yard and outbuildings.



## Workshop/Garage (car port)

The workshop is of generous proportion, being accessed with both vehicle and pedestrian accesses and adjoined by a timber framed, rear stone wall under slate roof car port with three spaces available.

## Outbuilding

There is a modern steel portal framed box profile clad building to the rear of the workshop, which can be used for a multitude of uses – livestock housing, fodder or machinery storage and once again gives direct access to the paddocks.

## Stables

Timber stables which have been well managed and concrete hardstanding to the front and paddocks to the rear. Main service electric supply is connected to the workshop and stables with private source of water supply in the vicinity.



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## Services

Mains electric and water, same supply to both the farmhouse and barn

Shared Sewage treatment plant

Oil Central Heating to the farmhouse

Underfloor heating in the Barn

## EPC Rating

Farmhouse E

Barn C

## Viewing

Strictly by appointment through the selling agents.

## Tenure

The property is sold freehold with vacant possession upon completion.

## Disclaimer Services

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. The foregoing particulars are intended to give a fair description of the property only, their accuracy is not guaranteed and they do not form part of an offer or contract.

## Right of Way

A right of way exists for the adjoining landowner to access his land to the north side of the property.

## Easements, Wayleaves, Public & Private Rights of Way

The property is sold subject to an with the benefit of all public and private rights of way, light, drainage, cable, pylons or other easements, restrictions or obligations, whether or not the same are described in these particulars or contract of sale.

## Sale Particulars & Plans

The plans and schedule of land is based on the Ordnance Survey. These particulars and plans are believed to be correct, but neither the vendor nor the agents shall be held liable for any error or mis-statement, fault or defect in the particulars and plans, neither shall such error, mis-statement, fault or defect annul the sale. The purchasers will be deemed to have inspected the property and satisfied themselves as to the condition and circumstances thereof.

## Money Laundering

The purchaser will be required to provide verification documents for identity and address purposes and will be notified of acceptable documents at point of sale.

## Guide Price - Offers in the region of £900,000

## Directions

Joining the A55 at Northop junction 33, head north before exiting at Jct 32A, take a right onto the B5123, which takes you under the A55, continue for approximately three quarters of a mile before turning left onto Cefn Lane and after 150m the property is located on the left hand side, identified by our 'for sale' sign.

## What3Words - [///wipes.mainframe.royally](http://wipes.mainframe.royally)

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# Cefn Y Nant Farm, The Nant, Bagillt, CH6

Approximate Area = 1711 sq ft / 158.9 sq m

Outbuilding(s) = 2908 sq ft / 270.2 sq m

Annexe = 1727 sq ft / 160.4 sq m

Garage = 303 sq ft / 28.2 sq m

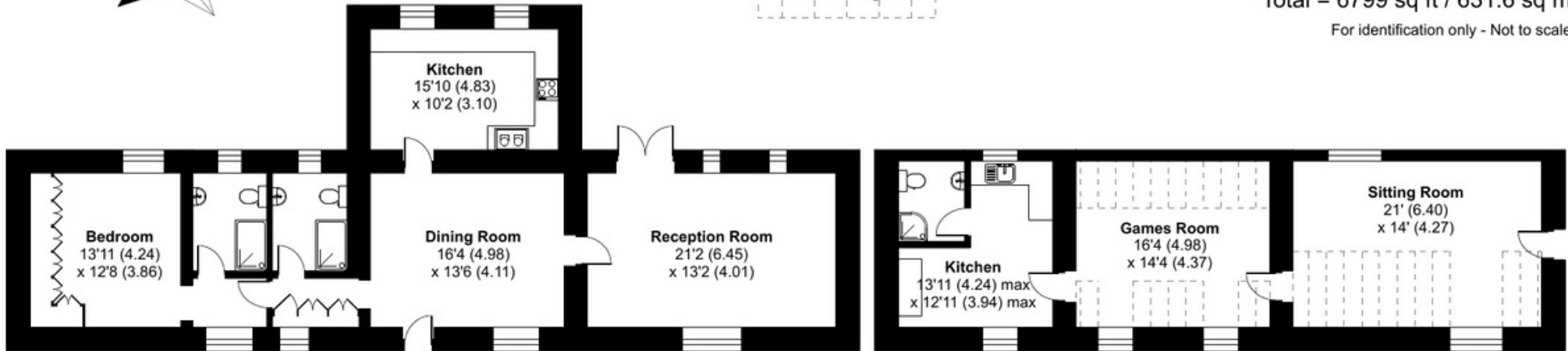
Limited Use Area(s) = 150 sq ft / 13.9 sq m

Total = 6799 sq ft / 631.6 sq m

For identification only - Not to scale

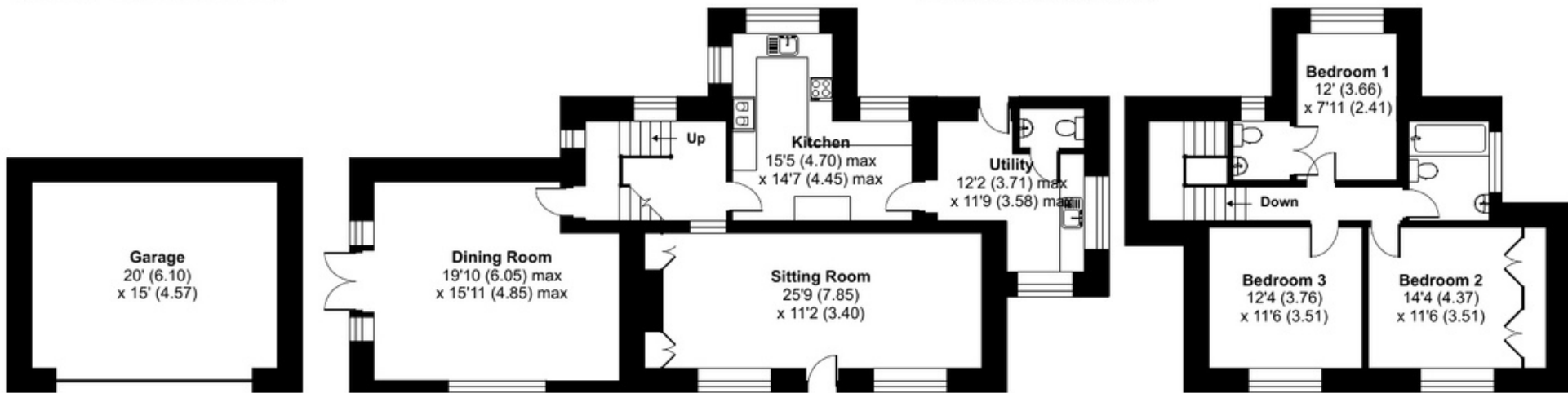


Denotes restricted head height



ANNEXE - GROUND FLOOR

ANNEXE - FIRST FLOOR



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for J Bradburne Price & Co. REF: 1096588



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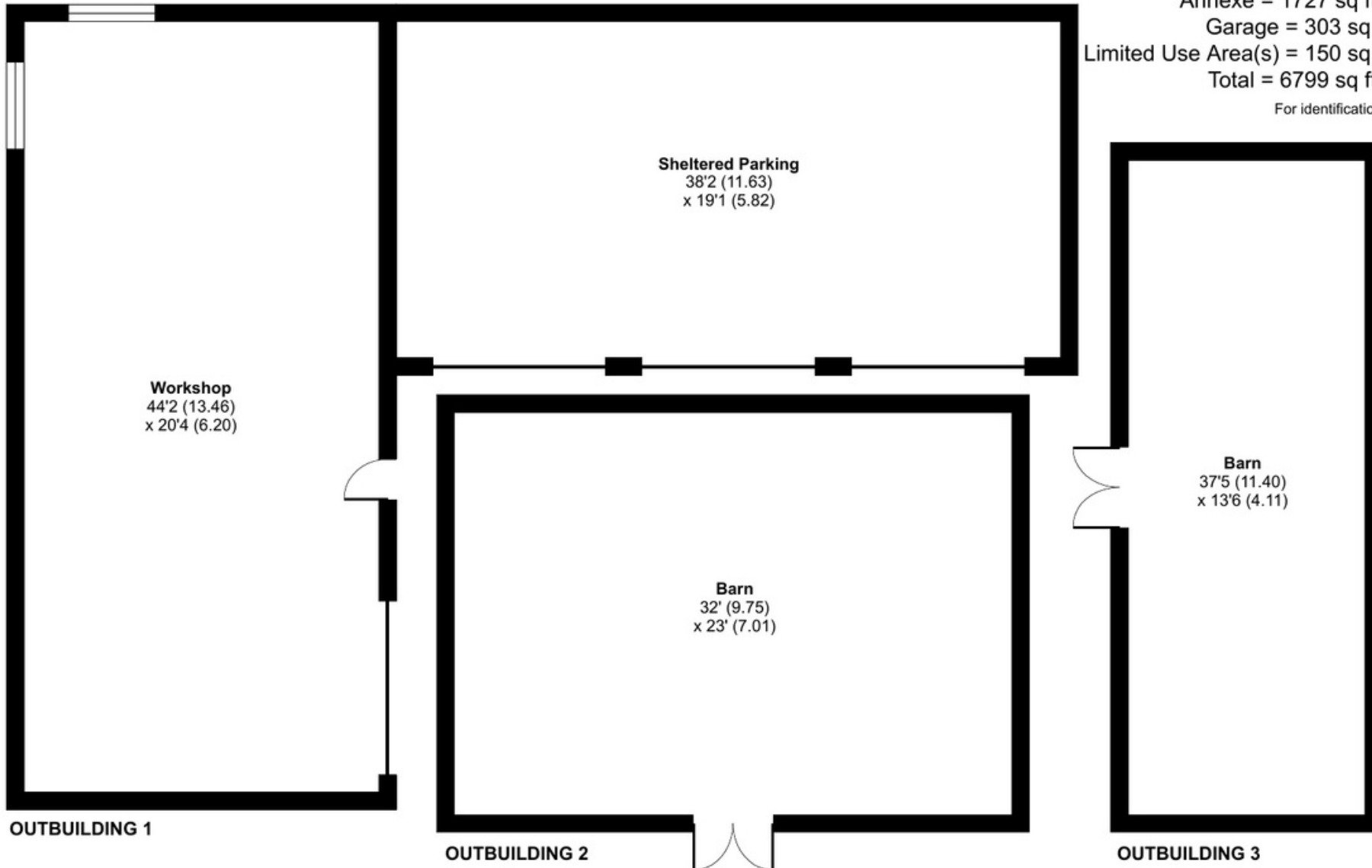
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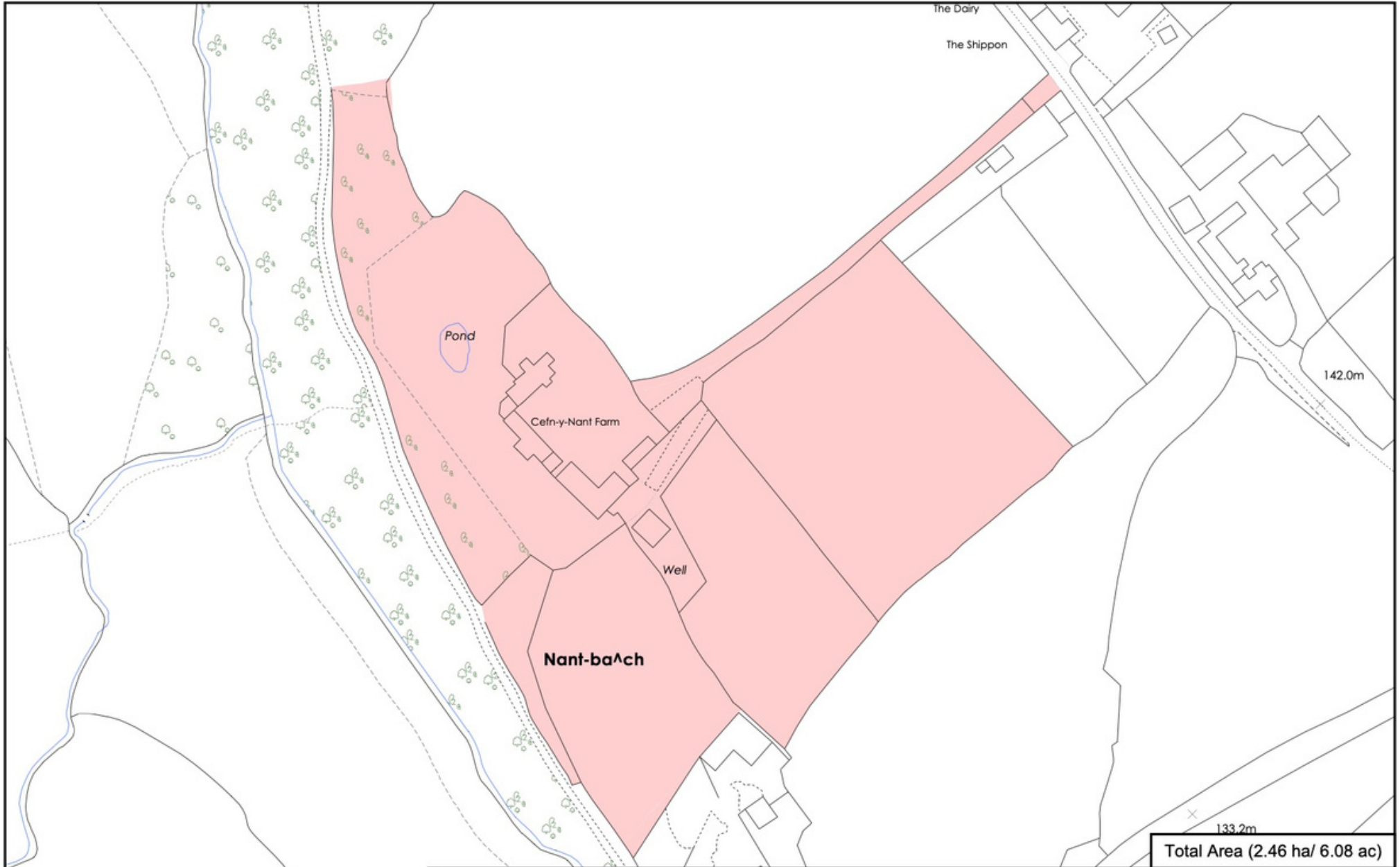
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Total Area (2.46 ha/ 6.08 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.  
 Drawing No. Y21890-01 Date 28.03.24

**Cefn Y Nant Farm**

Scale 1:1,500 @ A4



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