



Ffordd Y Cwm

Nannerch,
Mold, Flintshire CH7 5RU

By Auction
£165,000

*****For sale by Modern Method of Auction; Starting Bid Price £165,000 plus Reservation Fee*****

A charming Grade II Listed period cottage in an unspoilt rural position with beautiful views across surrounding countryside towards the Clwydian Hills. Located about two miles from the picturesque village of Nannerch in an area noted for its scenic beauty and numerous country walks. This detached property is in need of a programme of upgrading and the sale provides an increasingly rare opportunity for those looking to acquire a delightful cottage in a secluded setting with scope to refurbish to individual requirements. In brief comprising: kitchen/breakfast room, living room with wood burning stove, two store rooms (one with a spiral staircase to studio/potential third bedroom), ground floor shower room and two interconnecting first floor double bedrooms. Grounds extending to approximately 0.5 acre.

This property is for sale by the North West Property Auction powered by iam-sold Ltd.

METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to achieve exchange of contracts and complete the transaction from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% subject to a minimum of £6,000 including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

METHOD OF AUCTION

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd

LOCATION

Ty Newydd occupies a wonderful rural position on the foothills of the Clwydian Hills a 'Designated Area of Outstanding Natural Beauty' and is accessed along a public bridle path (with limited vehicle access) with far reaching views over the surrounding countryside. The cottage is reputed to date from the early 19th Century and was originally two labourers' cottages and converted into a single dwelling in the 20th Century. It has since been extended to the rear and includes an inglenook fireplace, beamed ceilings to part and horizontal sliding sash windows. Nannerch is a popular village located about half a mile from the A541 Mold to Denbigh Road. The village has a primary school and inn and is within 2.5 miles of the Clwyd Country Park and some 6 miles from Mold. The A55 interchange at Halkyn is about 5 miles.



LISTING

The property is Grade II Listed as a 'rare surviving rural labourers' cottages retaining early character and detail'.



SERVICES

We are advised that the property has mains electricity, a private water supply via a bore hole and private drainage. The vendors are not aware of the location or type of the drainage system.

THE ACCOMMODATION COMPRISES:

Canopy porch with solid oak boarded door to:

KITCHEN

3.63m x 3.63m (11'11" x 11'11")
Window to the front, open beamed ceiling, fitted work top with inset stainless steel sink unit with base cupboard and drawer beneath, further work surfaces and additional cupboards. Quarry tiled floor, electric cooker point and wide opening to the living room.



LIVING ROOM

3.66m x 2.95m + fireplace (12'0" x 9'8" + fireplace)

Two windows to the front with views, inglenook fireplace with exposed beam, raised quarry tiled hearth and Villager multi-fuel stove, open beamed ceiling, wall light points, built-in pantry cupboard and turned staircase to the first floor.



STORE ROOM

3.43m x 2.26m (11'3" x 7'5")

Spiral staircase to the first floor. Quarry tiled floor and beamed ceiling.

SHOWER ROOM

2.39m x 2.26m (7'10" x 7'5")

Comprising corner shower cubicle with electric shower, pedestal wash basin and wc. UPVC double glazed window and quarry tiled floor.

STORE

1.85m x 2.26m (6'1" x 7'5")

Quarry tiled floor, beamed ceiling, power point and exterior door.

FIRST FLOOR

Two interconnecting bedrooms.

BEDROOM ONE

3.66m x 3.18m (12'0" x 10'5")

Window to the front, exposed purlins and door to bedroom two.



BEDROOM TWO

3.66m (max) x 3.71m (12'0" (max) x 12'2")

A double sized room with window to the front and exposed purlins.

OUTSIDE

Stone paved area to the front with matching walling and views across the surrounding countryside. Steps lead up to the side of the cottage to a grassed area with access beyond leading to an overgrown area of land, which also forms part of the cottage. PLEASE NOTE: Great care should be taken whilst accessing the rear section of the property.



To the left hand side of the property is a part walled patio area with steps leading to an additional narrow section of land which runs parallel with the lane, extending to approximately 460' (140m).



DIRECTIONS

From Mold take the A541 Denbigh road and follow this road for approximately six miles. Take the left turning signposted for Nannerch. Follow the road into the village centre and turn left opposite the Cross Foxes Inn onto Pen-y-Felin lane. Follow the lane for approximately 0.75 mile and take the left turning onto Cwm Road. Follow this lane for a further mile and take the first right onto the narrow lane denoted by the Agent's for sale sign and the yellow gritter box. Interested parties are then advised to park on the narrow 'pull in' on the right hand side and proceed on foot along the lane and then take the second right onto the track (denoted by the public bridle path sign) which then leads up to the property. Please note that the bridle path is a steep stony track, most suited to 4WD vehicles. There is no turning area next to the cottage at present, as this is being used by the current tenants, and will be restored on their departure.

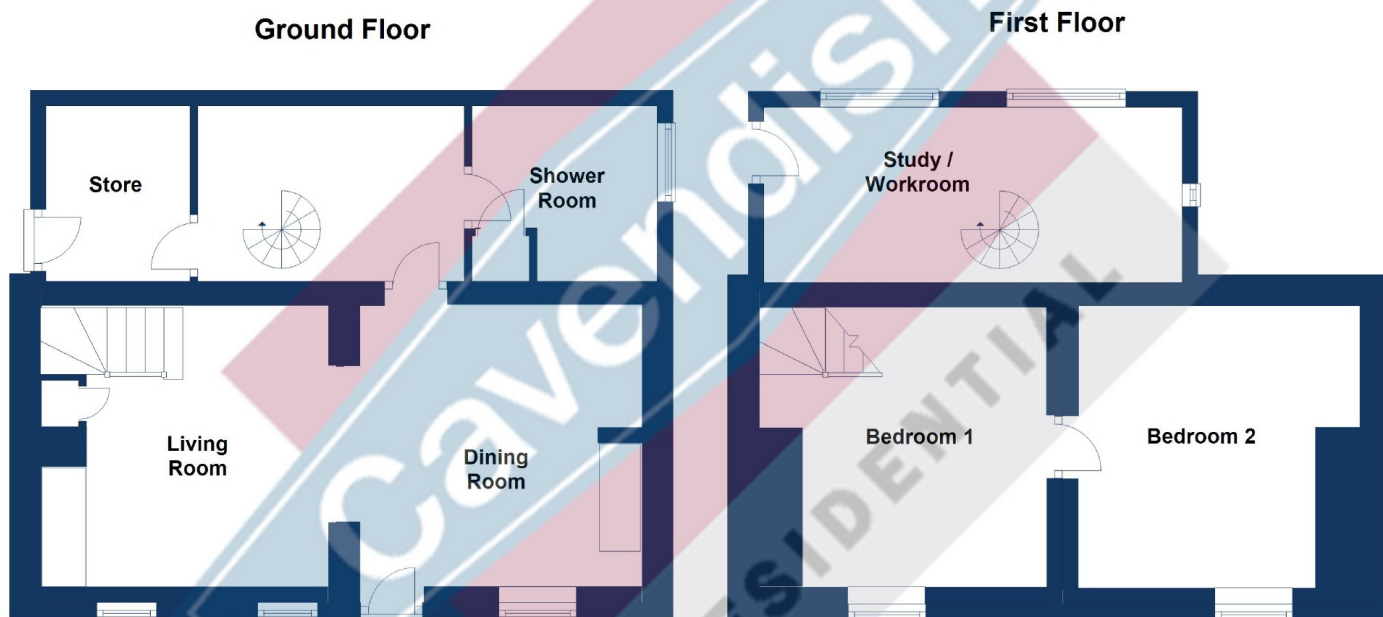
VIEWING

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF





NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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