

# BLAEN-Y-CWM

DENBIGHSHIRE • NORTH WALES







# BLAEN-Y-CWM

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*A compact sporting and amenity estate surrounded  
by stunning unspoilt countryside*

### Situation

Chester 42 miles • Shrewsbury 45 miles • Hawarden Airport 34 miles • Manchester 68 miles  
(Distances are approximate)

### Summary

Grade II Listed house with three reception rooms • 5/6 bedrooms • Mature gardens and grounds.

Staff cottage with 2/3 bedrooms • Studio flat and shoot room.

Further traditional and more modern outbuildings.

Well managed commercial and amenity woodland with excellent access.

The property and buildings are situated in a stunning river valley, with mature woodland and quality grazing.

**Approximately 188 acres (76.08 hectares)**

**With further sporting rights over 650 acres (263.05 hectares).**



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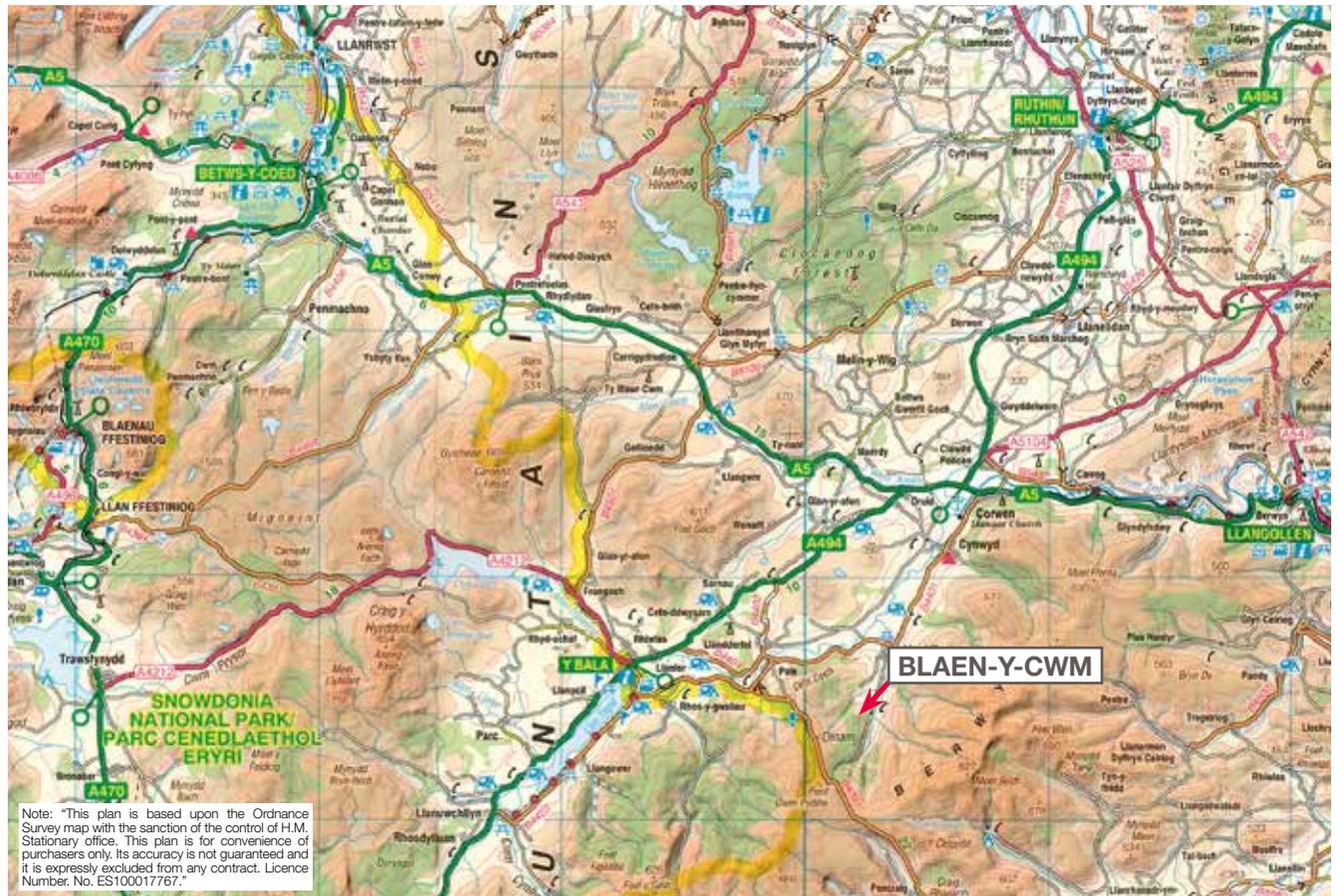
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Your attention is drawn to the Important Notice on the last page of the brochure.

## Situation

- Blaen-y-Cwm is situated south of Llandrillo in picturesque countryside. Access is at the end of a publicly maintained road at the head of the valley.
- The farmhouse, cottage and buildings are situated in the bottom of a valley with a fantastic feel of amenity, space and tranquillity.
- The valley is bisected by a small river. The land rises to the wooded hillside surrounds providing a base for the farm's amenity and sporting value.
- Shopping and facilities can be found in Chester, Wrexham and Shrewsbury.
- Transport links, notably Chester 42 miles, London Euston from Chester railway approximately 2.5 hours.
- Shrewsbury provides access to the mainline railway network and the M54 motorway to Birmingham. Manchester airport is 72 miles.
- Local services include a general store, a post office, a school, church and pub all of which can be found at Llandrillo, with a broader range of services available at Bala, Corwen and Llangollen.

## Blaen Y Cwm Farmhouse

- Blaen-y-Cwm House is a handsome Grade II Listed farmhouse with stone elevations beneath a slate roof. A slate tablet above the door in the symmetrical front elevations reads "J L 1728". There are further late 19th and 20th century extensions.
- The property is arranged with an open plan feel. The ground floor, comprises a large entrance hall which leads directly into the kitchen or drawing room. The drawing room is open plan with a, part wood partition to the morning and dining room. The space is ideal either for entertaining.
- On the first floor there is a large landing with a fireplace which provides additional seating or study area. There are four bedrooms and a bathroom on the first floor, and on the second floor is a bathroom and connecting bedrooms.

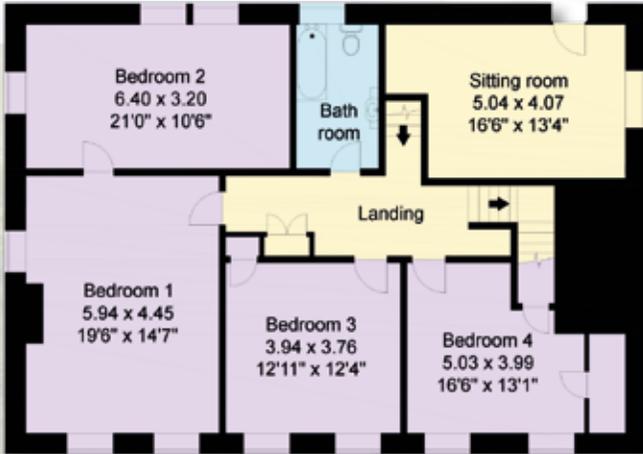


Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationary office. This plan is for convenience of purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. ES100017767."

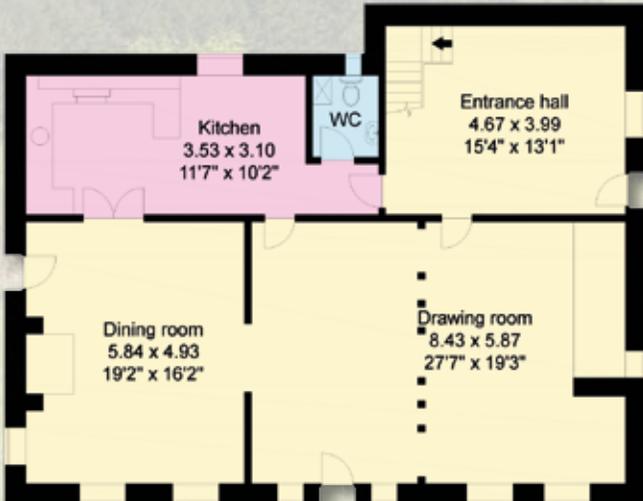




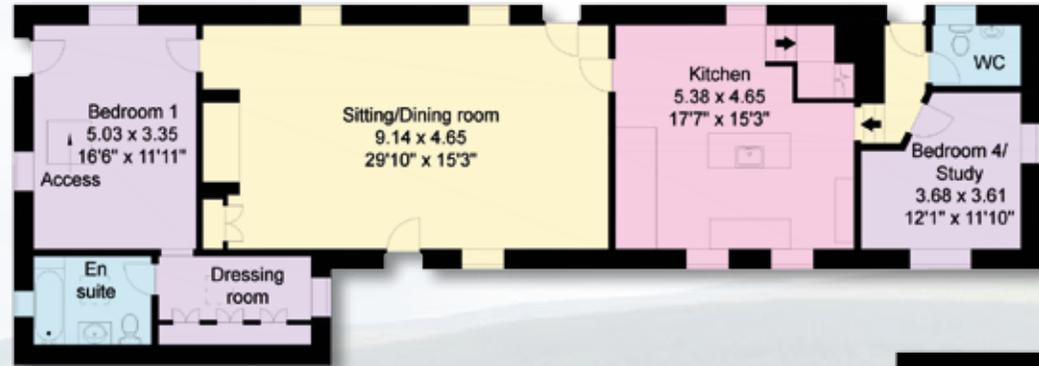
Farmhouse: Second Floor



Farmhouse: First Floor



Farmhouse: Ground Floor



Cottage: Ground Floor



Cottage: Loft Floor



Cottage: First Floor



**Approximate Gross Internal Floor Area**

Farmhouse: 317 sq.m (3,413 sq.ft)  
 Cottage: 183 sq.m (1,970 sq.ft)  
 Total: 500 sq.m (5,383 sq.ft)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Blaen-y-Cwm Cottage

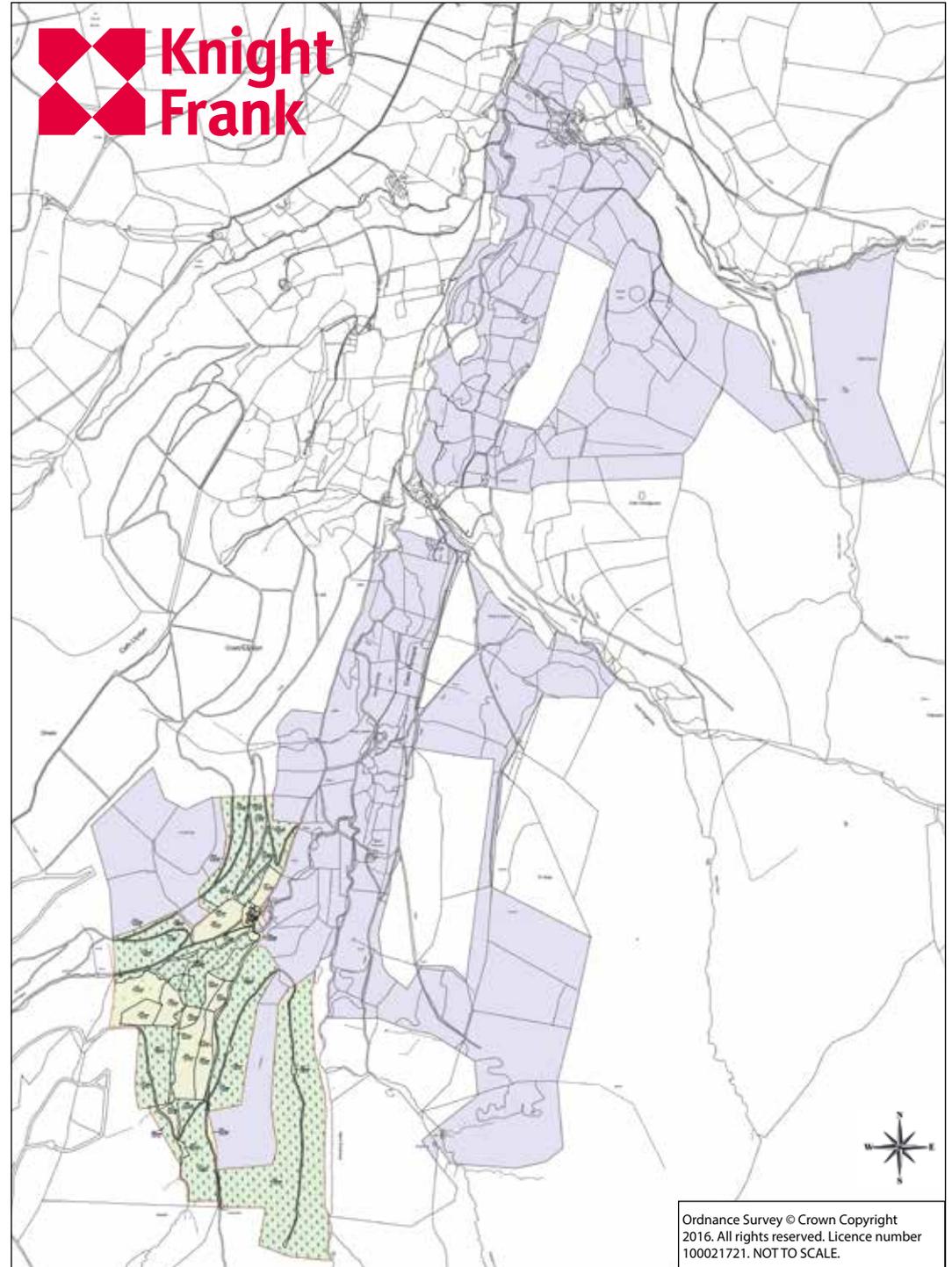


### Further accommodation

- Secondary accommodation is in Blaen-y-Cwm Cottage, a converted barn dating to the late 1990s, offering spacious accommodation a staff cottage with a large kitchen/dining room, sitting room, a utility/cloak room and on the first floor, 2/3 bedrooms and a bathroom.
- On the ground floor is also what is described as a large shoot room with a fireplace and fitted bookshelves that links to a studio flat which offers independent access to outside with living room, bedroom, a dressing room and bathroom.
- Fronting onto the courtyard is a substantial two storey stone building with external granary steps providing general storage.
- There is a further traditional stone barn building and enclosed Dutch barn which makes an excellent workshop store, or general purpose agricultural building.

### Gardens and grounds

To the front of Blaen-y-Cwm is a pretty walled garden to lawn with two Yew trees and various shrubs. A further lawn links the house and outbuildings with the attractive gardens surrounding the cottage.



## The Land

The farmland, principally to the south of the house and bisected by a small river which flows through the property, rises on either side of the small valley and provides useful grazing.

## Woodland

The woodland is approximately 150 acres of mainly coniferous planting, previously owned by UPM Tilhill as a model of sound forestry practice.

Varieties including Norway Spruce, Douglas Fir, Sitka Spruce and Larch are all planted in a series of compartments dating to the early 1950s. Planted on the steep valley sides, the wood frames Blaen-y-Cwm, providing the most attractive setting as well as the basis for the well-established shoot.

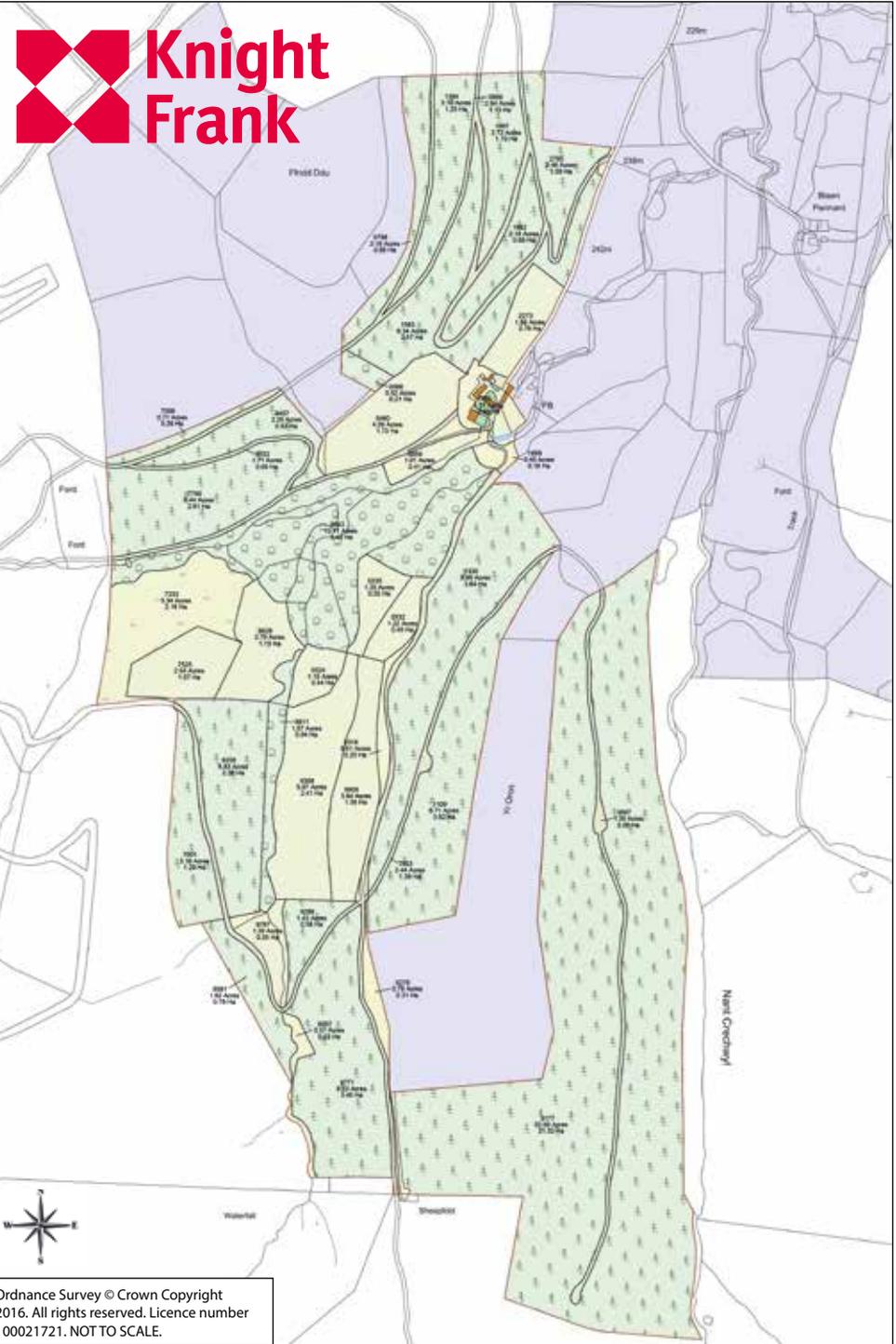
Access and ease of management to the woodland is provided by an excellent network of well-maintained roads.

## Shoot

The shoot is centred around the property with several challenging drives providing the highest quality to test the most serious of game shooters. Bags of between 150 and 200 birds per day have been achieved and a further 650 acres of sporting rights adjacent are owned, which provide potential to develop the shoot further.

## Tenure

The property is offered freehold with vacant possession. Blaen-y-Cwm Bach is currently let on a rolling assured shorthold tenancy with two months' notice, and the farmland is let under an annual grazing agreement with vacant possession being available immediately.



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## Services

**Farmhouse:** Mains electricity. Private water. Private drainage. LPG central heating.

**Cottage:** Mains electricity. Private water. Private drainage and oil fired central heating.

## Fixtures and fittings

All items mentioned in these sales particulars are included in the sale. All other items are specifically excluded but some may be available by separate negotiation.

## Local authority

Denbighshire County Council. Telephone 01824 706 000.





## General remarks and stipulations

### Listing and Planning

The farmhouse is Grade II Listed. Full details are available from the Vendor's solicitor.

### Wayleaves and Easements

The property is sold subject to and with the benefit of all rights, including wayleaves, easements and rights of way, public or private, whether retained in these particulars or not.

Timber and mineral rights – all timber and mineral rights are owned insofar as they are included.

### Directions (LL21 0TE)

In Llandrillo go over the bridge, pass the pub and turn left by the village stores. After about 50 yards, fork left up onto a no-through road. Proceed for approximately 1.5 miles, turning right by a telephone box. Proceed for another 1.5 miles and Blaen-y-Cwm is at the end of the road.

### Viewings

Viewings are all strictly by appointment with the sole agents Knight Frank LLP, on 01285 659 771. james.prewett@knightfrank.com or 01432 273087 jonathan.bengough@knightfrank.com.

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