

Town & Country

Estate & Letting Agents



Hen Felin , Llanarmon Dyffryn Ceiriog, LL20 7LD

£30,000

FOR SALE AT ONLINE AUCTION - 30TH APRIL 2025! Nestled in the heart of the beautiful village of Llanarmon Dyffryn Ceiriog we offer Hen Felin, a grade II listed stone three storey former mill steeped in history and offering a superb opportunity to create something wonderful or to retain its heritage and history as one of the oldest buildings in the village. Potential for conversion into a stunning holiday residence (subject to the necessary planning permissions). A true gem not to be missed! Unconditional lot, Buyers Premium Applies at 5% plus vat (subject to a minimum of £5,000 plus VAT).

Directions

Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village turning left opposite the church onto Castle Road (B4500). Continue along this road for approximately 11 miles passing through the villages of Pontfadog, Dolywern, Glyn Ceiriog, Pandy and Tregeiriog. On entering the village of Llanarmon D.C. Bear right just after the West Arms Hotel where the property will be seen on the left hand side identified by our for sale board.

Location

Llanarmon DC is a pretty village located at the head of the Ceiriog Valley. It has two lovely village pubs and a primary school and church. Surrounded by rolling hills and countryside making it an ideal place to relax and enjoy the good life.

Accommodation Comprises

Hen Felin



The Old Mill is a truly lovely Grade II listed building originally used as a Flax Mill and steeped in character and history. It is believed to be one of the oldest buildings in the village dating back to the 18th Century and has been used for various purposes over the years including a Welsh craft shop back in the 70's and 80's.

The property is set over three floors and offers a fantastic opportunity to develop (subject to obtaining planning approval - the current owners tell us that a planning application had already been made for conversion into a holiday let property with a request from the planning department that the extension be in a similar stone to the original building. The application halted as the party looking to purchase decided not to proceed).

A small fenced courtyard area leads to the front door. The ground floor is 4.16m x 3.43m and has a superb arched window to the front, a glazed door to

the side and second window, quarry tiled floor, stone open fireplace, beamed ceiling and stairs leading to the first floor. The second floor is 4.16m x 3.43m having a window to the front and the side, floorboards, beamed ceiling, open fireplace and a large loft hatch giving access to the second floor. We believe it would be possible to install a staircase to the second floor as it has enough head height to create further accommodation.

Plans Drawn for the Mill



Additional Photo



Additional Photo



Additional Photo



Ground Floor



First Floor



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

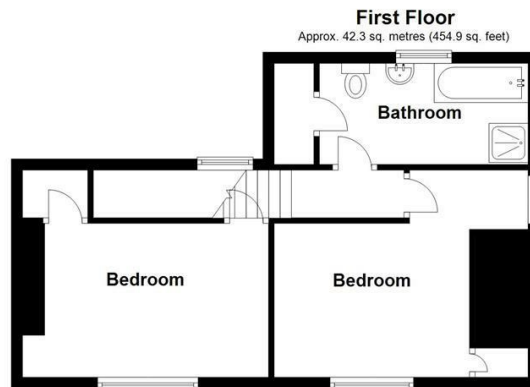
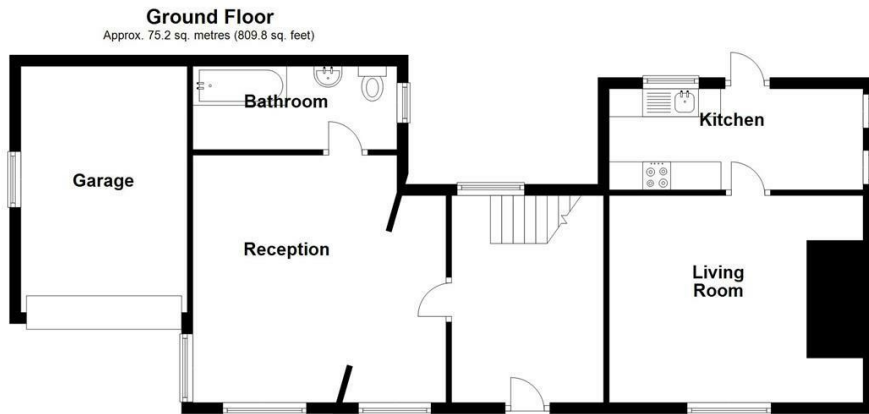
Saturday: 9.00am to 4.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

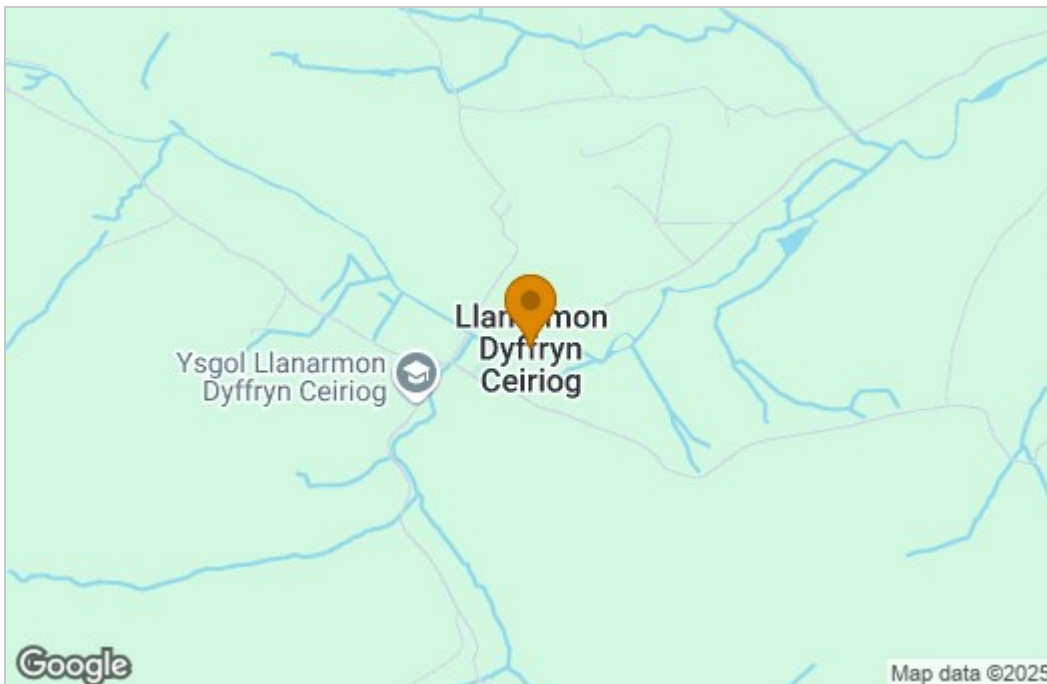
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

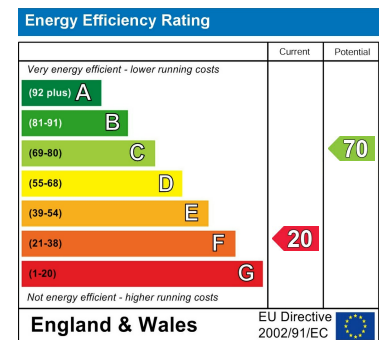


Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk