



Not to scale. For identification purposes only

- **Freehold derelict stone built single storey former cottage/barn with additional outbuildings and land.**

**Description** A freehold derelict stone built single storey former cottage/barn with additional outbuildings in an idyllic location in the North Wales countryside. Planning consent for restoration of the cottage was originally granted in 1975 therefore this has expired many years ago and interested parties are advised to make their own enquiries. The building is set on approximately ¼ an acre site with stunning views and would be suitable for development potential subject to gaining the necessary consents. We are informed by the vendor that electricity is connected to the property.

**Situated** Along the eight foot track off the main A5 in the hamlet of Ty Nant, approximately 7 miles from Corwen.

**Ground Floor** Single storey former cottage/barn. Not internally inspected by the Auctioneers

**Outside** Outbuildings and ¼ acre of land.

**Note** Viewing is by external inspection only. We are verbally informed by the vendor that there is a track from the road, however prospective bidders must make their own enquiries. Viewers are advised to take extreme caution and must wear appropriate footwear and clothing.

**Joint Agent**  
Beresford Adams