



Plas

| Llanarmon Dyffryn Ceiriog, Wrexham

Carter Jonas

**Plas  
Ceiriog Ucha  
Tregeiriog  
Wrexham  
Wales  
LL20 7HU**

**Idyllically positioned farmhouse  
with traditional and modern  
outbuildings set within 155 acres.**

A rare opportunity to acquire a charming traditional Welsh farm set in circa 155 acres (62 hectares) in the heart of the picturesque Ceiriog Valley. The farm comprises a characterful stone farmhouse, a range of traditional outbuildings, and modern agricultural sheds, together with well-proportioned parcels of predominately pasture and grazing land. Combining seclusion with accessibility, the property offers an ideal setting for farming, equestrian pursuits, or a country lifestyle, all within a stunning rural landscape.

- Farmhouse - 238 sqm
- Traditional Outbuildings - 670 sqm
- Modern Agricultural Sheds - 950 sqm
- 151 acres (61 hectares)

In all extending to 155 acres (62 hectares)

For sale by private treaty as a whole.

**Carter Jonas**



**Location**  
Llanarmon Dyffryn Ceiriog is a pictureque and historic village nestled in the beautiful Ceiriog Valley within Wrexham County Borough. Surrounded by rolling hills and open countryside, the area is renowned for its strong agricultural heritage and unspoilt natural beauty. The village offers a welcoming community with two traditional public houses, while the nearby towns of Chirk, Llangollen, and Oswestry provide a wider range of services and amenities.

Although situated in a private rural position, Plas is within commutable distance of several key centres — Wrexham being approximately 20 miles away, Chirk 11 miles and Oswestry 10 miles — offering excellent accessibility while retaining a peaceful countryside setting.

## Farmhouse

### Kitchen

Fitted with a small range of kitchen cabinets and a breakfast bar, the kitchen features a wealth of exposed wooden beams, adding to its traditional character. There is direct access to the hall, utility room, and back stairs.

### Utility Room

A useful space located off the kitchen, ideal for storage of outdoor clothing and household items.

### Dining Room

A well-proportioned room with access from both the hall and kitchen, providing a comfortable setting for family dining or entertaining.

### Reception Room

A spacious and characterful room featuring traditional wooden beams and a large inglenook fireplace. Benefiting from two access doors, this room forms the heart of the home.

### Sitting Room

A welcoming room with two access doors leading from the hall and a window overlooking the front garden, providing a pleasant outlook.

## First Floor

### Principal Bedroom

A generous double bedroom accessed either via Bedroom Four or directly from the back stairs.

### Bathroom

Located off the back stairs and fitted with a WC, wash basin, and bath.

### Bedrooms Two & Three

Both accessed from the main stairs and landing, enjoying views over the front lawn and farmyard.

### Bedroom Four

Accessed either from the main landing or through the Principal Bedroom.

### Family Bathroom

Accessed from the main landing, comprising a WC, wash basin, and bath.

### Driveway & Garden

The property is approached via a council-maintained unclassified roadway leading to the farmhouse.

### Garden

The gardens surrounding the property provide a tranquil and secluded setting



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximately.

## Floor plan

Plas  
Cefnog Uch  
Tregarthog  
Wrexham  
Wales  
L20 7HU

Approximate area:  
2,58 sq ft (238 sq m)

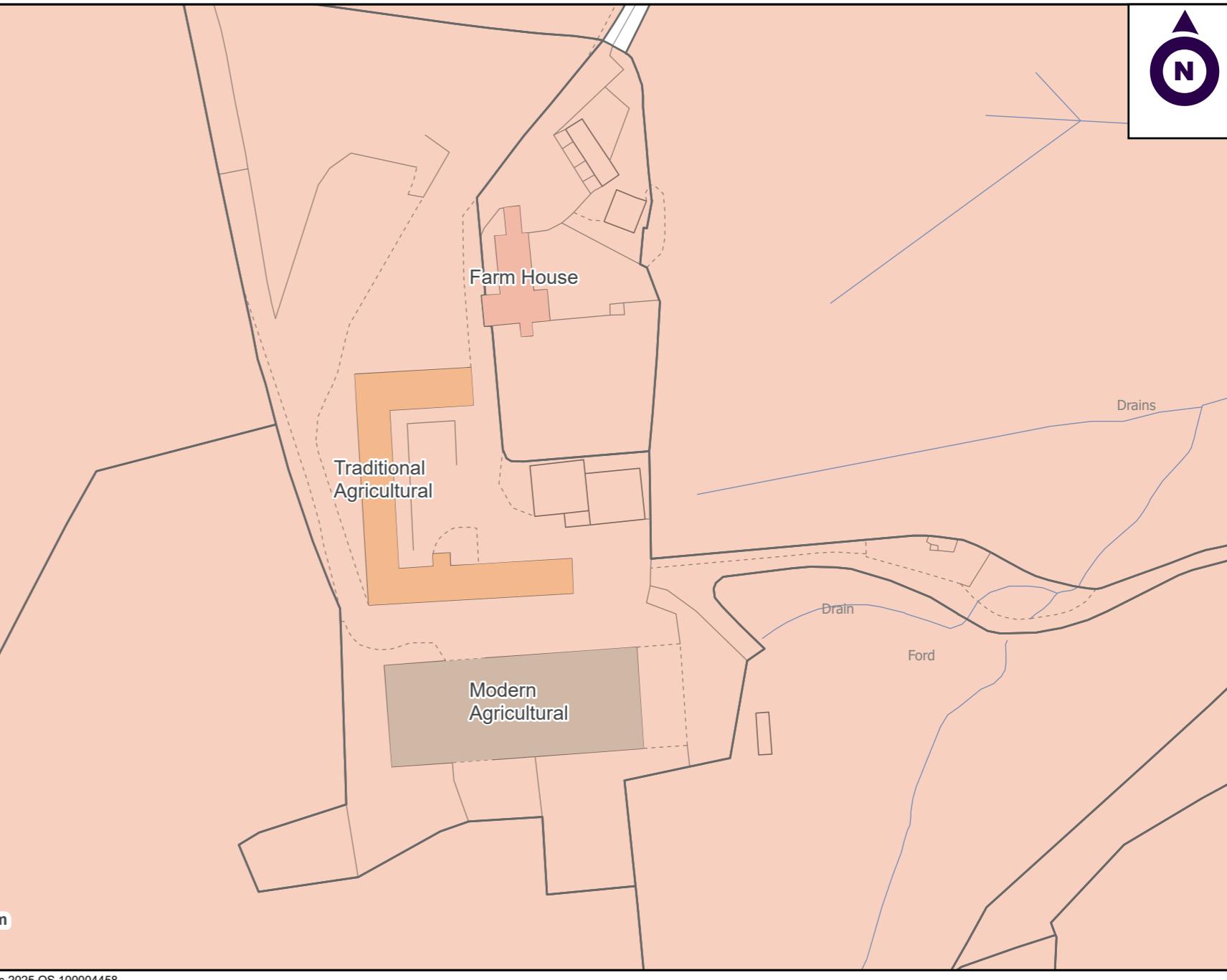
## Farm Buildings

### Traditional Stone Outbuildings

An attractive range of traditional stone outbuildings arranged in a horseshoe formation around a central yard. The buildings comprise a mix of single and two-storey structures, retaining a wealth of original features and character.

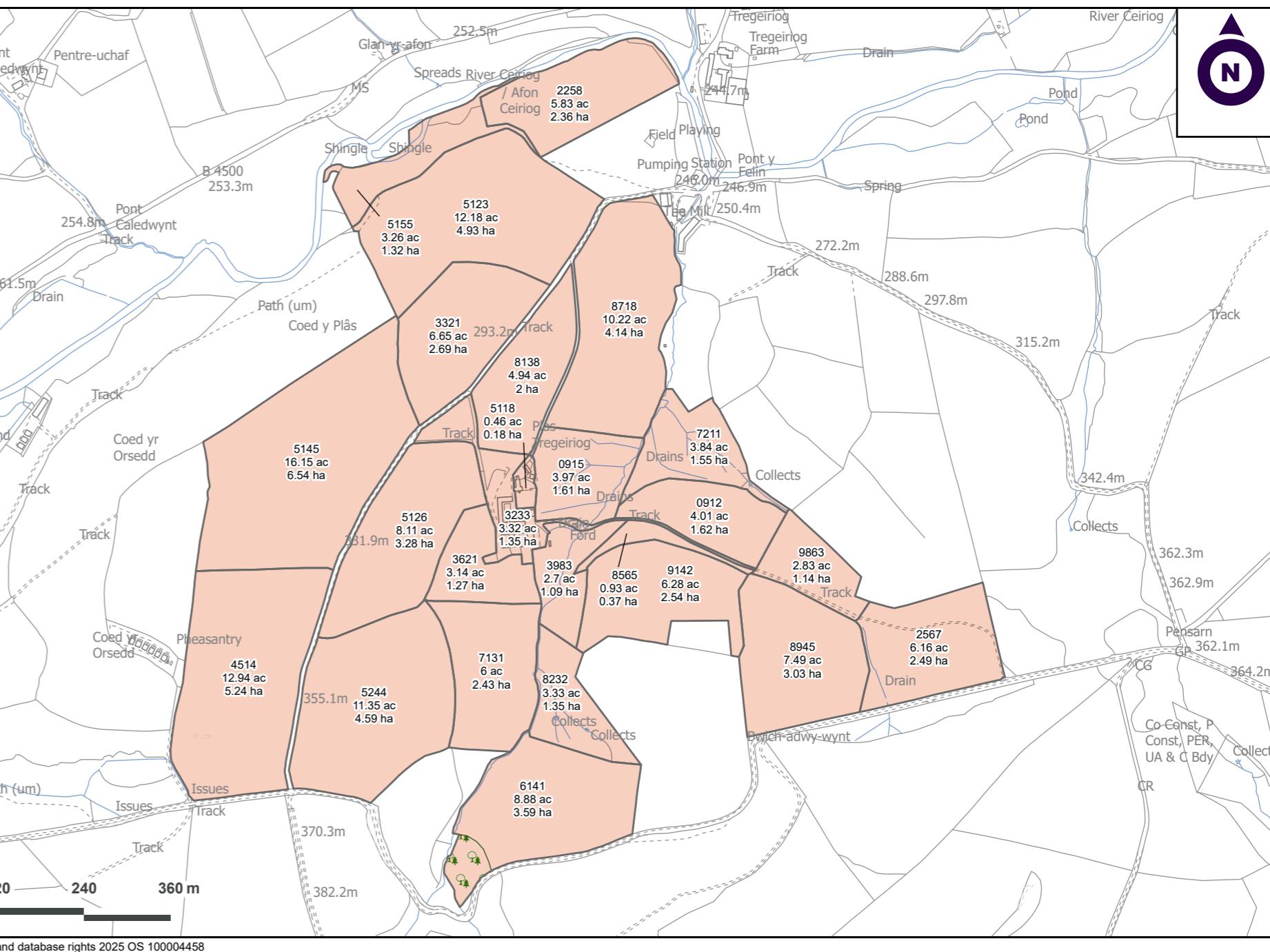
### Modern Agricultural Buildings

Plas benefits from a selection of modern portal-framed buildings, providing versatile space suitable for storage, livestock housing, or a variety of agricultural uses.



## Land

Plas is a largely ring-fenced holding comprising predominantly of undulating pasture and grazing land extending to 151 acres (61 hectares). The holding includes circa 23 acres (9.3 hectares) of bracken and tree cover. The land is gently rolling and classified under Soilscape 13, consisting of freely draining acid loamy soils over rock. The Agricultural Land Classification is Grade 3 & 4.



## Method of Sale

For sale by Private Treaty

## Tenure & Possession

Freehold upon vacant possession

## Planning

The traditional stone outbuildings have planning potential for conversion, subject to obtaining the necessary consents.

## Designations

The site is within 10km of a SSSI impact zone

## Material Information

For mobile and broadband coverage see  
<https://checker.ofcom.org.uk>.

## VAT

Not subject to VAT

## Services

- Mains Electricity
- Mains Water
- Septic Tank
- Oil Heating

## Wayleaves, Easements & Rights of Way

Two public right of way footpaths cross in a linear direction on the western side of the access road. The property is sold subject to the benefits of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

## Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor take responsibility.

## Council Tax

Council Tax Band G (£3637.78 per annum (2025).

## Sporting, Timber, Mineral & Access Rights

All sporting rights reserved for Llanarmon shoot. Pre-agreed access to selected areas are subject to negotiation.

## EPC Ratings

EPC Rating F with a potential for C

## Local Authorities

Wrexham County Borough Council  
[www.wrexham.gov.uk](http://www.wrexham.gov.uk)

## Viewings

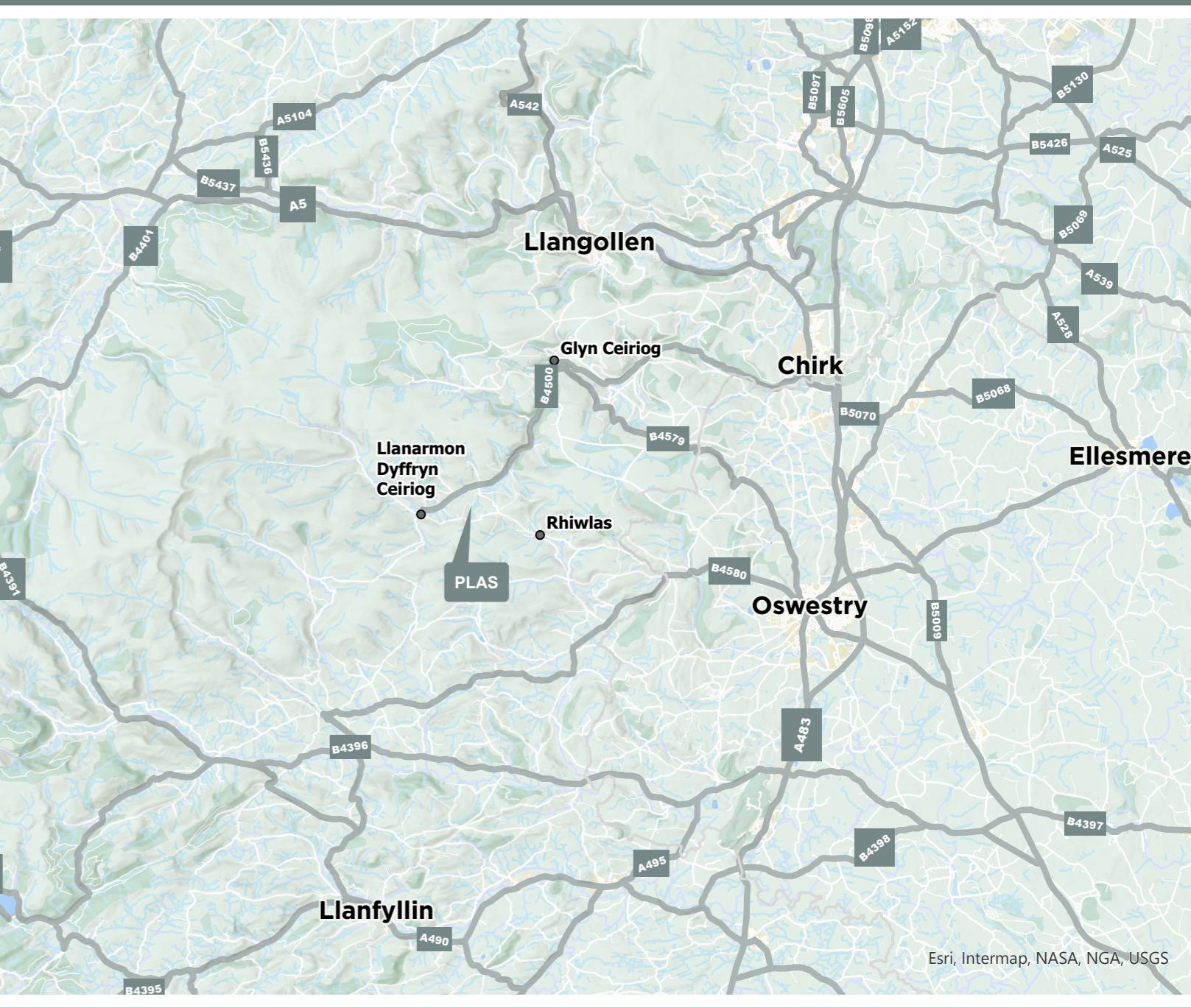
Strictly by appointment with the selling agent to be undertaken on pre-arranged days.

## Directions

From the B4500 at Tregeiriog, proceed south at the crossroads. After circa 300 meters, take the immediate right turn after the stone bridge. Follow the lane up to Plas.

 **what3words**

/// gravel.civil.following





## Shrewsbury

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