



Piper's Hill

Glan Conwy LL28 5TD



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£3,000,000

Once in lifetime opportunity to acquire this outstanding private 6.7 acre country estate. Secluded behind automated electric gates the driveway meanders through woodland and manicured gardens before reaching this magnificent, architecturally re-configured, contemporary home.

Floor to ceiling glazing offers unimpeded panoramic Conwy estuary, valley and countryside views. No expense spared in creating this amazing property with a large master suite offering breathtaking views from the bath, his and hers vanity unit, walk-in wardrobe and private sauna. Three additional double bedrooms all with en-suite facilities are located within the property providing luxurious guest accommodation.

Open-plan kitchen/dining room and separate lounge all open onto the South West facing terrace which is just perfect for alfresco dining and entertaining, enjoy a sundowner on a warm Summer evening, or sip champagne in the covered hot-tub whilst taking in the breathtaking views.

Visitors, staff or multi-generational families are also catered for in this unique property, as it also offers a self-contained annexe accessed both internally and externally from the main house. An additional timber log cabin set in woodland with its own driveway, parking, outside kitchen and hot tub offers independent guest accommodation.

Two large double garages, paddocks and stabling suitable for two horses, kitchen garden, studio and workshops, open fronted car/boat/tractor shelter.



Location

An amazing property for a discerning buyer that seeks seclusion and privacy whilst still retaining access to all North Wales coastal towns, major road networks and airports.

Entrance Porch 8'9" x 8'4" (2.68 x 2.55)

Reception Hallway 15'1" x 9'10" (4.6 x 3)

Office/Snug 11'9" x 12'6" (3.6 x 3.82)

Lounge 23'9" x 16'9" (7.25 x 5.12)

Large Open Plan Kitchen and Dining Room

Kitchen 31'11" x 10'4" (9.74 x 3.16)

Dining Room 18'9" x 12'2" (5.73 x 3.72)

Media Room 14'5" x 11'9" (4.4 x 3.6)

Rear Hallway

Wet Room and Sauna

Cloakroom

Walk in Pantry 10'5" x 8'4" (3.2 x 2.56)

Utility/Laundry Room 16'4" x 8'7" (4.99 x 2.63)

Built in cylinder cupboards and second downstairs W.C.

Media Room 14'5" x 11'9" (4.4 x 3.6)

Main Bedroom suite 19'8" x 13'5" (6.0 x 4.1)

Dressing Room 13'8" x 7'10" (4.17 x 2.4)

En suite Bathroom and WC 19'8" x 13'5" (6.0 x 4.1)

Bedroom 2 with Bathroom en-suite 16'8" x 17'8" (5.1 x 5.39)

Bedroom 3 with Shower en-suite 11'11" x 11'6" (3.65 x 3.53)



Bedroom 4 with Shower en-suite 11'10" x 11'6" (3.62 x 3.52)

FIRST FLOOR SELF CONTAINED ANNEXE

This beautifully presented annexe can be accessed via an internal enclosed staircase or alternatively externally by way of modern galvanised turn staircase. Panoramic estuary views from it's elevated level and a small outside balcony area for morning coffee and evening sundowners.

Open plan Lounge, Dining Room and Study 20'11" x 14'11" (6.39 x 4.55)

Kitchen 13'9" x 8'2" (4.2 x 2.51)

Utility Room 8'9" x 8'5" (2.68 x 2.58)

Bedroom 13'7" x 10'5" (4.15 x 3.19)

Shower Room 9'10" x 6'3" (3 x 1.92)

Dressing Room 2.2 x 2.16

THE CABIN

Situated in a wooded glade the cabin is perched on the hillside opening onto spectacular views. Split level site with the upper level occupied by the cabin and outside entertaining area, whilst steps lead down to a covered hot tub area which overlooks the estuary & mountains.

A superb private setting for guest accommodation with substantial income potential.

Outside:

Set within 6.7 acres of beautifully managed grounds comprising, gardens and sun terrace, grassed paddocks, kitchen, herb garden, and woodland glades.

There are two immaculate large double garages with automatic roller shutter doors, timber built studio/workshop, stabling and former menage, open fronted tractor shed and 3 bay former hay barn. E V Charger.



Services:

Mains water, electricity, is provided to all properties within the estate, solar panels are installed. Septic tank drainage, LPG central heating system for main house and annex.

Council Tax Band:

Conwy County Borough Council tax band 'H'

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Directions:

Please ask agent for directions prior to viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	72
England & Wales	EU Directive 2002/91/EC	



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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