

Tan Y Graig

Betws Yn Rhos LL22 8DA

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£499,000

An enchanting, beautifully appointed and comprehensively renovated detached stone cottage, occupying a truly idyllic rural setting amidst rolling farmland and unspoilt countryside, enjoying exceptional privacy, tranquillity and magnificent views.

Tenure: Freehold - Council Tax E - EPC: E







A beautifully renovated Country cottage set within approximately 4.6 acres of land, this charming country retreat is the epitome of a traditional ‘chocolate box’ cottage, combining an abundance of original character and period features with stylish contemporary finishes and all the comforts of modern living.
The property has been sympathetically and extensively renovated and extended to an exceptionally high standard, with considerable attention to detail throughout. Exposed stone walls, timber beams, deep window reveals, traditional cottage doors and a magnificent inglenook fireplaces with wood-burning stoves all contribute to the wonderful warmth and character of this delightful home. The beautifully presented accommodation has a distinctly country-house feel, with tasteful décor, natural materials and carefully selected fittings creating interiors worthy of a country living magazine.

A truly captivating country home of immense charm and character, offering a rare combination of beautifully restored accommodation, extensive grounds, privacy and an outstanding countryside setting. Viewing is highly recommended to fully appreciate the quality, atmosphere and magical location of this exceptional property.

Location

Situated in a wonderfully peaceful rural location in the Betws yn Rhos area, the property provides an opportunity to escape the hustle and bustle of everyday life and enjoy the very best of country living, whilst remaining within reach of the amenities and attractions of the North Wales Coastal areas.

To the opposite side is an exceptionally cosy and inviting sitting room, featuring exposed stone walls, white-painted ceiling beams and an impressive inglenook fireplace housing a wood-burning stove, providing a wonderful focal point to the room.
A sliding barn-style door leads through to the sympathetically designed extension, offering a versatile additional reception room, or third bedroom, with a vaulted ceiling and French doors opening onto the garden and enjoying delightful views over the surrounding countryside.
To the rear is an entrance hall and passageway providing access to a well-appointed utility room and ground floor shower room.

An enclosed staircase leads to the first-floor accommodation, comprising two attractive double bedrooms and a beautifully appointed bathroom featuring a traditional freestanding roll-top bath and period-style fittings. The bedrooms retain much of the cottage's original character, with exposed beams, deep window reveals and delightful rural outlooks.

Accommodation

The accommodation is approached through an attractive stone-built covered entrance porch leading into a small entrance lobby. To one side is a delightful farmhouse-style dining kitchen, beautifully appointed with quality fitted units, quartz worktops and a feature fireplace. A charming dining area provides the perfect setting to enjoy breakfast whilst admiring the wonderful countryside views.

Ground Floor:

Covered Front Entrance Porch:

Small Entrance Lobby

Sitting Room: 12'11" x 15'1" (3.95m x 4.6m)

Kitchen Diner: 13'1" x 14'5" (3.99m x 4.41m)

Reception Room/ Bed 3: 20'0" x 13'0" (6.1m x 3.97m)

Rear Hallway:







Utility Room: 11'2" x 5'11" (3.41m x 1.82m)

Shower Room: 11'11" x 5'8" (3.65m x 1.75m)

First Floor Landing:

Bedroom 1: 14'10" x 14'9" (4.53 x 4.51m)

Bathroom: 9'10" x 5'3" (3m x 1.61m)

Bedroom 2: 12'11" x 11'10" (3.95m x 3.61m)

Outside

The cottage stands within approximately 4.6 acres of grounds and land, surrounded by beautiful open farmland and mature woodland, providing a wonderful sense of seclusion and connection with the natural landscape.
The immediate gardens are attractively landscaped with lawns, natural stone pathways, established planting and delightful sitting areas from which to appreciate the peaceful surroundings and far-reaching countryside views.
The property also benefits from a range of useful ancillary outbuildings, including a garage and stores, offering practical storage and flexibility.

Garage & Workshop 20'8" x 22'0" (6.3m x 6.72m)

Inspection pit and underground cellar.

Council Tax Band:

Conwy County Borough Council tax band E

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Viewing:

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







Services:
Mains water and electric, oil fired central heating, septic tank drainage.

Directions:
What three words to bottom gate door. victor. extent What three words to the house: twitching. relishing. advantage

Agents Notes:
Access to the property is along a track which crosses 2 fields and 2 gates. Maintenance - owners have contributed towards the maintenance of the track (please ask agents for further details)

Properties used as second homes may attract a council tax premium in addition to the standard charge. Premiums and exceptions depend on the relevant council's rules and the property's circumstances. Buyers should confirm their potential liability directly with the local council before committing to purchase.

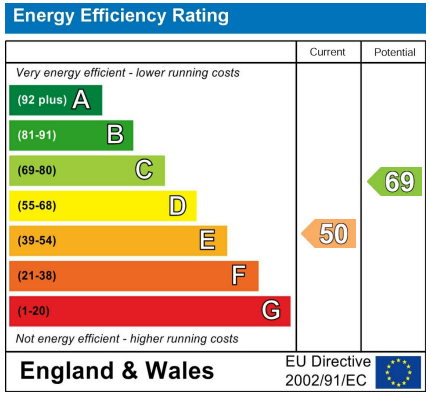
Purchasers who already own another residential property may be liable to the higher rates of Land Transaction Tax in Wales. Liability depends on individual circumstances, including whether the purchase replaces a main residence. Buyers should obtain advice from their solicitor on the tax payable.

Photographs may have been taken at different times and may not reflect the property's current appearance, furnishings or seasonal conditions. Some images may have been digitally enhanced for presentation, including adjustments to brightness, colour or sky. Any virtual furnishing or material alteration is identified separately. Buyers should inspect the property to confirm its current condition and features.









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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