



Ysgubor

Llanbedr-Y-Cennin Conwy LL32 8JA



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£565,000

A charming country residence with barn and land in the heart of the Conwy Valley.

A superb opportunity to acquire a beautifully situated detached country home with an attached stone barn offering excellent potential for renovation or conversion (subject to planning). One of only four private dwellings accessed by a single track gated road and set within approximately 2 acres, the property includes a side paddock, garden and enjoys breathtaking views across the stunning Conwy Valley landscape.

Occupying a peaceful edge-of village position, this appealing home has been extended to provide a comfortable versatile living accommodation, enhanced by oil fired central heating and double glazing throughout.

The accommodation comprises:

Entrance hall- Lounge- Sitting room and dining room with feature fireplace and far reaching views- inner hallway with staircase-ground floor shower room- kitchen-rear porch-

First Floor - Landing - three bedrooms - family bathroom

Externally, the property benefits from a sunny rear yard and a lawned front garden with traditional stone wall boundaries. The substantial attached stone barn offers superb potential for a variety of uses - whether as a workshop, studio or conversion to ancillary accommodation (subject to planning).



Location

Llanbedr y Cennin is a small popular village situated within the Conwy Valley approximately equal distance from the medieval castle town of Conwy and the traditional market town of Llanrwst. Within easy access of the A55 Expressway giving access to all main routes. The main Holyhead to London railway line at Llandudno Junction connects directly with Manchester airport.

The Accommodation Affords
(Approximate measurements only):

Entrance Hallway:

uPVC double glazed front door, radiator, built-in cloaks cupboard.
Doorway leading through to:

Front Lounge: 16'0" x 10'3" (4.89m x 3.14m)

uPVC double glazed windows overlooking side and front elevation, radiator.

Sitting Room: 13'1" x 13'1" (4m x 4m)

Feature recessed fireplace housing multi-fuel cast iron stove on tiled hearth; TV point; uPVC double glazed window overlooking front; radiator. Sliding floor to ceiling patio doors opening onto front enjoying extensive views across the front garden to the Conwy Valley. Wall light points. Square archway leading through to:

Rear Dining Room: 11'4" x 9'7" (3.46m x 2.93m)

uPVC double glazed window overlooking; radiator; coved ceiling.
Doorway leading through to:

Inner Hallway:

Turn staircase leading off to first floor level; understairs storage cupboard; radiator; uPVC double glazed window overlooking side; dado rail; beamed ceiling.

Shower Room: 7'8" x 6'6" (2.36m x 2m)

Three piece suite comprising corner shower cubicle; pedestal wash hand basin and low level WC; half tiled walls; radiator.; uPVC double glazed window.

Dining/Breakfast Kitchen: 15'0" x 8'11" (4.59m x 2.73m)

Fitted range of base and wall units with complementary worktops; split level stainless steel double oven and grill; space for fridge freezer; single drainer sink with mixer tap; ceramic hob with stainless steel and glass extractor above; wall tiling; plumbing and space for automatic washing machine; radiator. Beamed ceiling; uPVC double glazed window overlooking front of property

Rear Entrance Porch: 8'2" x 8'11" (2.5m x 2.73m)

uPVC double glazed rear door and side window; tiled floor; space for freezer.



FIRST FLOOR

Landing:

Bedroom No 1: 10'3" x 11'5" (3.13m x 3.49m)

Beamed ceiling; uPVC double glazed window overlooking front of property; radiator; recessed wardrobe with hanging and shelving.

Bedroom No 2: 12'2" x 13'5" (3.71m x 4.11m)

uPVC double glazed window overlooking front and side elevation; fitted range of wardrobes and shelving; bedside cabinets; radiator.

Bedroom No 3: 12'3" x 8'2" (3.75m x 2.49m)

uPVC double glazed windows overlooking side and rear elevation; radiator; built-in wardrobes with louvre doors.

Bathroom: 11'5" x 7'5" (3.48m x 2.27m)

Tiled panelled bath with mirror and tiling surround, low level WC and vanity wash basin; uPVC double glazed side window; radiator.

Outside:

The property has attractive garden to front with patio area enjoying extensive views across fields to surrounding countryside. Timber summerhouse and random paved patio area; low level stone walling. Spacious rear courtyard providing private and sunny seating area. Attached large stone barn (4.61m x 8.89m) with new roof, 'A' frame roof timbers, suitable for conversion subject to consent; the barn would create excellent recreational or workshop area if required; power and light connected. Two-bay Dutch hay barn with steel frame and corrugated cladding providing excellent storage and incorporating timber built storeshed and workshop. In addition there is a two-bay car shelter located off the tarmac driveway, block built with corrugated roof and concrete base. Long tarmac driveway and hardstanding providing ample parking space.

Land:

The land is mainly meadow grazing located to the front and side of the property extending north of the property down the Conwy Valley. The land is suitable for grazing, for ponies and for production of crops. Separate vehicular access for the land.

Services:

Mains water, electricity and LPG gas; septic tank drainage.

Council Tax Band:

Conwy County Borough Council tax band 'E'.



Directions:

The property is located within the village of Llanbedr Y Cennin, from Y Bedol continue towards Llanbedr Y Cennin village, turn right just after the chapel down a small lane and continue to a farm gate, continue through the gate (please ensure that you close the gate after you) and continue to a second gate (and again please close the gate) follow the road around to the left and then right down a track and take the first right towards Ysgubor.

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

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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