



Pennant, Garth Road
Glan Conwy LL28 5TD



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£1,200,000

A stunning 5 bedroom stone barn conversion forming part of an exclusive development of four individually designed homes on the rural outskirts of Glan Conwy. This beautifully presented property offers a unique reverse-level layout, combining traditional charm with a high-quality contemporary finish throughout.

Pennant occupies a prime position within this characterful former farmstead, enjoying a peaceful and private setting with well-tended gardens and countryside views. The home is arranged with the main living accommodation on the upper floor to make the most of the natural light and surrounding outlook, while the bedrooms are thoughtfully located on the lower ground floor, providing privacy and accessed via separate staircases.

Externally, the property boasts beautifully landscaped gardens with defined areas of lawn, seating terraces, well-stocked borders and rose garden. A detached open-fronted barn within the grounds offers an ideal setting for outdoor entertaining, sheltered dining, or simply enjoying the peaceful surroundings.



Location

Situated just a short distance from the village of Glan Conwy, this desirable home is within easy reach of the North Wales coast, the historic town of Conwy. Pennant is an ideal location for hybrid working offering:

- Good travel links to Manchester, Liverpool and Chester and a main line station to London 10 minutes away
- Beautiful North Wales beaches and coastal resorts on the doorstep
- Championship Golf Courses
- Located in the Conway valley on the edge of the Snowdonia National Park with its spectacular mountains and Lakes
- 4 miles from Conway Castle, a world heritage site
- Bangor, a University city, only 30 minutes drive away
- Located near to Rydal/Penrhos a leading independent school and St Davids college plus in the catchment area for 2 excellent comprehensive schools
- Large covered barn used at present as an extensive outside entertainment area but with potential to convert to large garage/store/ games area

Main Features

The upper floor features a superb open-plan kitchen and living area with vaulted ceilings, exposed timber trusses, and large roof lights that flood the space with light. A modern fitted kitchen with quartz worktops, central island, and quality integrated appliances blends seamlessly with a cosy sitting area centred around a contemporary wood-burning stove. A garden room extension with full-height glazed gables provides a striking additional reception space with wonderful views across the landscaped gardens and beyond.

The ground floor offers five generous bedrooms and three stylish bathrooms, including a principal suite with en-suite shower room and study/ bed 5/ dressing room.

A truly special and rarely available home within a select rural development – early viewing is highly recommended.



Accommodation

Covered Front Entrance

Reception Hallway 12'1" x 9'2" (3.7 x 2.81)

Utility/Cloakroom 10'4" x 6'5" (3.16 x 1.98)

Dining Kitchen 29'5" x 16'1" (8.98 x 4.92)

Sitting Room 16'4" x 13'10" (5.0 x 4.22)

Dining Room 15'10" x 12'0" (4.84 x 3.66)

Lounge 23'11" x 11'11" (7.31 x 3.65)

Garden Room 15'3" x 10'6" (4.67 x 3.22)

Lower Ground Floor - Guest area

Guest Bedroom 14'11" x 10'2" (4.56 x 3.12)

En-suite Shower Room

Middle Staircase to Lower Bedroom area

Bedroom 2 11'6" x 15'4" (3.51 x 4.69)

Shower Room 9'10" x 6'5" (3.0 x 1.97)

Bedroom 3 15'5" x 14'1" (4.71 x 4.31)

Dressing Room 15'7" x 4'11" (4.77 x 1.5)

Bedroom 4 12'10" x 12'3" (3.93 x 3.75)

Lower Ground Lobby area with staircase from Dining

Bedroom 5/ Study 13'1" x 8'9" (4.0 x 2.69)

Shower Room 9'8" x 6'5" (2.97 x 1.97)



Outside

The property enjoys beautifully landscaped gardens, with formal seating areas and well-maintained lawns bordered by mature trees and planting. A standout feature is the impressive three-bay stone barn, thoughtfully converted into a covered outdoor entertaining area, perfect for al fresco dining and hosting. Gravelled driveways provide ample parking and turning space, while the surroundings offer a sense of privacy and peaceful seclusion.

Services

Mains Electricity and Water is provided. mains Drainage, Oil fired central heating.

Council Tax Band:

Conwy County Borough Council tax band 'G'

Directions

From Glan Conwy continue along the A470 signposted Betws y Coed, continue for approximate 1 mile outside the village, turn right opposite Nev's Garage into Garth Road, as the road bends round to the right take the entrance driveway to the left and immediately right - follow the driveway to the end and Pennant will be the large stone property facing you.

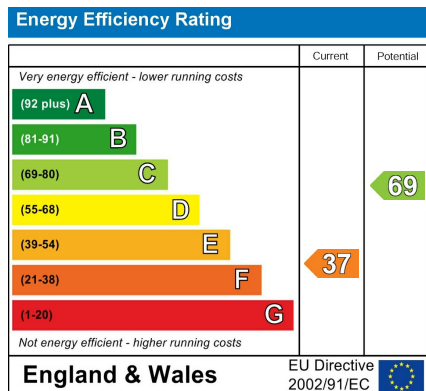
Viewing

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.





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Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

