

# Bryn Hyfryd

Llansannan LL16 5ND

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# Bryn Hyfryd

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£425,000

A charming detached character cottage occupying a delightful rural setting, standing in approximately 6.5 acres of gardens, orchard and grazing land, together with detached shippon and former dairy Views over beautiful countryside.

Tenure- Freehold Council Tax-F EPC-TBA



The cottage has been sympathetically extended over the years to provide spacious and versatile accommodation, successfully combining traditional character with comfortable modern living. Character features include exposed ceiling beams, an attractive inglenook fireplace, timber flooring and cottage-style detailing, complemented by oil-fired central heating and double glazing.

The accommodation briefly comprises an entrance hall, cosy lounge with feature inglenook fireplace, farmhouse-style breakfast kitchen, utility room, shower room and an impressive full-width garden room overlooking the gardens and countryside with direct access onto the extensive sun terrace. To the first floor are three bedrooms and a family bathroom.

Externally, the property offers mature landscaped gardens, a large raised timber deck with hot tub enjoying outstanding countryside views, an orchard and adjoining grazing land extending in total to approximately 5.68 acres.

VIEWING HIGHLY RECOMMENDED





# Location

Located approximately one mile from the village, the property enjoys a peaceful countryside setting with panoramic views across the surrounding farmland and valley, whilst remaining conveniently accessible to local amenities.

## The Accommodation Affords:

(Approximate measurements only)

### Lounge 14'11" x 12'5" (4.56m x 3.8m)

Feature inglenook style fireplace with brick inset with open fire, tiled inset and timber surround with overhead mantle, beamed ceiling, TV point, balustrade staircase leading off to first floor level, uPVC double glazed window overlooking front enjoying extensive views. Former alcove cupboard, now doorway leading through to substantial Conservatory.

### Conservatory 19'4" x 18'8" (5.91m x 5.69m)

Four radiators, solid oak flooring, uPVC double glazed windows enjoying extensive views, French doors leading to outside, TV point.

### Breakfast Kitchen 14'11" x 9'7" (4.56m x 2.93m)

Custom built base units with oak worktops, 1.5 bowl porcelain style sink with instant boiling hot water tap, range cooker, tiled surround, inset spotlighting, radiator, space and plumbing for American style fridge, uPVC double glazed window overlooking front and rear elevation.

### Rear Hallway

Understairs storage cupboard, radiator, airing cupboard with shelving, hot water pipes running through.

### Bathroom

Panelled bath with mixer shower adaptor, shower enclosure with tiled surround, pedestal wash handbasin, medicine cabinet, uPVC double glazed window, chrome ladder style heated towel rail.

### Separate w.c.

Low level suite, radiator.







## Rear Hallway
Cloak hanging hooks, uPVC double glazed outer door.

## Utility Room
Housing floor mounted 'Worcester' oil boiler, plumbing for washing machine and space for dryer, wall cupboard, uPVC double glazed window to rear elevation.

## First Floor
Landing, uPVC double glazed window overlooking rear.

## W.C.
Low level suite, wash basin.

## Bedroom 1 9'6" x 11'8" (2.92m x 3.56m)
uPVC double glazed window overlooking front enjoying extensive views, radiator.

## Bedroom 2 11'9" x 8'4" (3.6m x 2.55m )
Wardrobes along one wall, radiator, uPVC double glazed window enjoying extensive views.

## Bedroom 3 8'4" x 6'3" (2.55m x 1.91m)
Radiator, uPVC double glazed window, access to roof space.

## Outside
The property occupies a roadside setting in an elevated position enjoying extensive views, has large front split level decking which is an ideal area for outside entertaining and alfresco dining. Steps lead down to a 5 person hot tub enjoying views, grassed garden. To the rear there is an orchard and outside seating areas. Outbuildings comprising a former stone shippon with lean-to dairy measuring approximately 7.2m x 3.76m with overhead loft area and stable door. Lean-to store shed. Concrete sectional single car garage. There is a yard area which would provide additional off-road parking if required. In addition to this, there is approximately 5.68acres of grazing land and wooded areas adjoining the house but also also one level field across the country lane which is ideal for grazing and gathering hay. Additional land with studio and shepherd hut also available by separate negotiation ( approx 2.6 acres)







## Services
Mains water and electricity are connected to the property, septic tank drainage, oil fired central heating.

## Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

## Proof Of Funds
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.

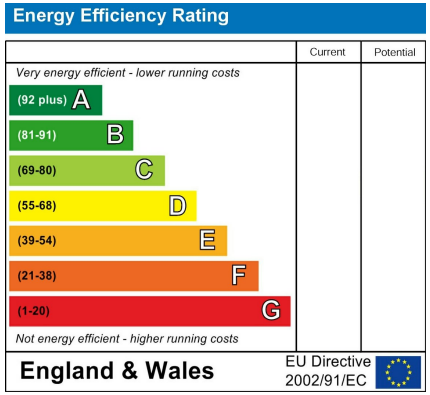
## Council Tax
Band F

## Directions
From Llanfair Talhaiarn direction, enter the village of Llansannan and continue to village centre. Turn right into Ffordd y Gogor immediately before the village shop and continue out of the village. Take first left and continue along this road for approximately a mile and the property will be viewed on the right hand side by a crossroads.










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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