

Y Bwthyn (The Cottage), Llechwedd,
Sychnant Pass, Conwy, LL32 8DQ

Asking Price
£465,000



Anthony Flint

property consultants



Y Bwthyn offers the opportunity to change your lifestyle, situated as it does in stunning surroundings, within a small semi-rural hamlet, on the edge of the historic Walled Town of Conwy, a World Heritage Site, and the magnificent scenery of the Snowdonia National Park.

The property and garden offers so many lifestyle options i.e. a chance to have fresh eggs from your own free range hens, to breed some cuddly four legged friends, to grow your own organic veg, to allow your little people to run riot around the garden and explore the pond for newts and frogs, to watch the birds stacked up in the trees waiting to swoop down onto the bird feeders and then fly off and wait for you to re-fill them, to walk out of your front door and start hiking or mountain biking up the hillside opposite to the tops of Sychnant or turn left for Penmaenmawr (approx. 3 miles) down to fabulous beach and sailing club, passing Fairy Glen pub on the way.

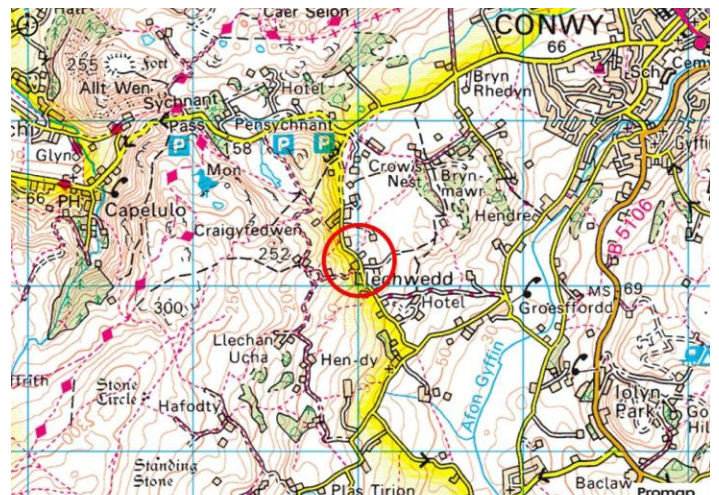
Walk down into Conwy, approx. 2 miles or approx. 30 min walk and enjoy the thriving town centre with its plethora of independent shops, cafes and hosterries, and not to mention the historic medieval Castle and town walls built by Edward I in the late 1200s and the picturesque Quayside, where you can see the fishing and mussel boats come in with their catches and have a pint at the Liverpool Arms.

This detached cottage home has quirky and unconventional accommodation which has been, in the past, significantly extended to the ground floor, giving extensive and versatile living space, with Living Room/Diner, Snug Lounge/Home Office with fast fibre broad band and wi fi access in all rooms, we are told at a >70MB download speed, with a Conservatory leading off overlooking the garden, Kitchen/Breakfast with freestanding cupboards and black granite work surfaces, large Utility/Second Kitchen, Boot Room, Shower Room, then on the first floor are three bedrooms and a four-piece Bathroom, a large boarded Loft Space with shelving and lighting. Outside there is a good-sized detached single garage with an adjacent vehicle servicing area complete with inspection pit, a Studio which currently houses a 4-person hot tub, Greenhouse, Summer House, Sheds, Log Store and a small pond complete with timber bridge and all set in large, landscaped gardens which back onto spectacular moorland beyond with rolling hills for miles.

THE ACCOMMODATION

RECEPTION HALL, UTILITY/2 KITCHEN & BOOT ROOM

23' 8 overall" x 7' 7" (7.21m x 2.31m) Random flagged flooring; uPVC double glazed external door and window; double panelled radiator; bespoke pigeon type boot storage and cloak hooks.





UTILITY ROOM/SECOND KITCHEN

Built in cloaks and storage cupboard; fitted range of base and wall units with complementary worktops; space for fridge; plumbing for automatic washing machine; space for tumble dryer; uPVC double glazed window overlooking side; single drainer sink with mixer tap.

SNUG LOUNGE & HOME OFFICE

21' 8" x 8' 10" (6.6m x 2.69m) Picture rail; double panelled radiator; balustrade turn staircase leading off to first floor level; bespoke built-in cupboard and shelving; TV point; vertical radiator; uPVC double glazed French windows leading onto:

CONSERVATORY

8' 11" x 10' 10" (2.72m x 3.3m) UPVC double glazed windows and doors leading onto patio. Power points.

LIVING AND DINING ROOM

21' 7" x 12' (6.58m x 3.66m) Feature recessed fireplace with oak lintel over, raised hearth, multi fuel stove. Picture rail; double panelled radiator; recessed shelving; TV point; sliding double glazed patio doors leading onto rear patio and garden.





KITCHEN/BREAKFAST

17' 1" x 13' 1" (5.21m x 3.99m) Range of 'Lister' freestanding oak and granite kitchen units. Integrated stainless steel oven, four ring ceramic hob and canopy stainless steel extractor above. Inset 'Belfast' style porcelain sink; integrated dishwasher; space for fridge and freezer; uPVC double glazed windows to front and rear with slate sills; oak flooring; uPVC double glazed door leading onto rear garden; central island unit.

SIDE HALLWAY with a Tiled floor; uPVC double glazed external door; hanging rail and built-in shelved cupboard.

GROUND FLOOR SHOWER ROOM

Large shower enclosure, pedestal wash hand basin and low level WC; chrome ladder style heated towel rail; extractor fan; uPVC double glazed window.

STAIRS FROM THE SNUG LOUNGE LEAD UP TO THE FIRST FLOOR LANDING

BEDROOM ONE

12' x 14' (3.66m x 4.27m) Slate window sill; double panelled radiator; panoramic views over open countryside at rear; built-in wardrobe with sliding door.

BEDROOM TWO

8' 9" x 8' 10" (2.67m x 2.69m) Plus built-in wardrobe and over head storage cupboard; slate sill; views overlooking rear of property; radiator.

BEDROOM THREE

13' 1 max" x 7' 9" (3.99m x 2.36m) Double panelled radiator; uPVC double glazed window overlooking side with views and slate window sill; built-in wardrobe.

BATHROOM

9' 10" x 7' 6" (3m x 2.29m) Four piece suite comprising enclosed shower unit, electric shower, panelled bath, vanity wash basin, low level WC, chrome heated towel rail; uPVC double glazed window overlooking side with slate window sill; inset medicine cabinet with mirror door and light above; built-in cylinder and linen cupboard. Ladder style heated towel rail; 'Manrose' extractor fan; tiled floor.







EXTERNALLY

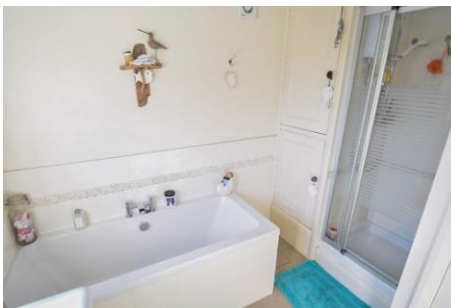
The property is situated in a lovely location just off a small country lane, has ample off-road parking. Extensive rear garden, lawned areas, variety of established shrubs and plants, mature trees including three apple trees (two eating and 1 cooking); large garden pond; greenhouse and garden store sheds. Summerhouse. Raised patio enjoying views over the garden to surrounding countryside and down the Conwy valley.

DETACHED GARAGE

17' 8" x 12' 9" (5.4m x 3.9m) Up and over door, side personal door and window, power and light connected, range of racking shelves and overhead storage.

STUDIO

15' 8" x 9' 10" (4.78m x 3m) With hot tub; vaulted timber ceiling; uPVC double glazed window and sliding patio doors leading onto front enjoying views over the garden, built-in storage cupboard.



DIRECTIONS

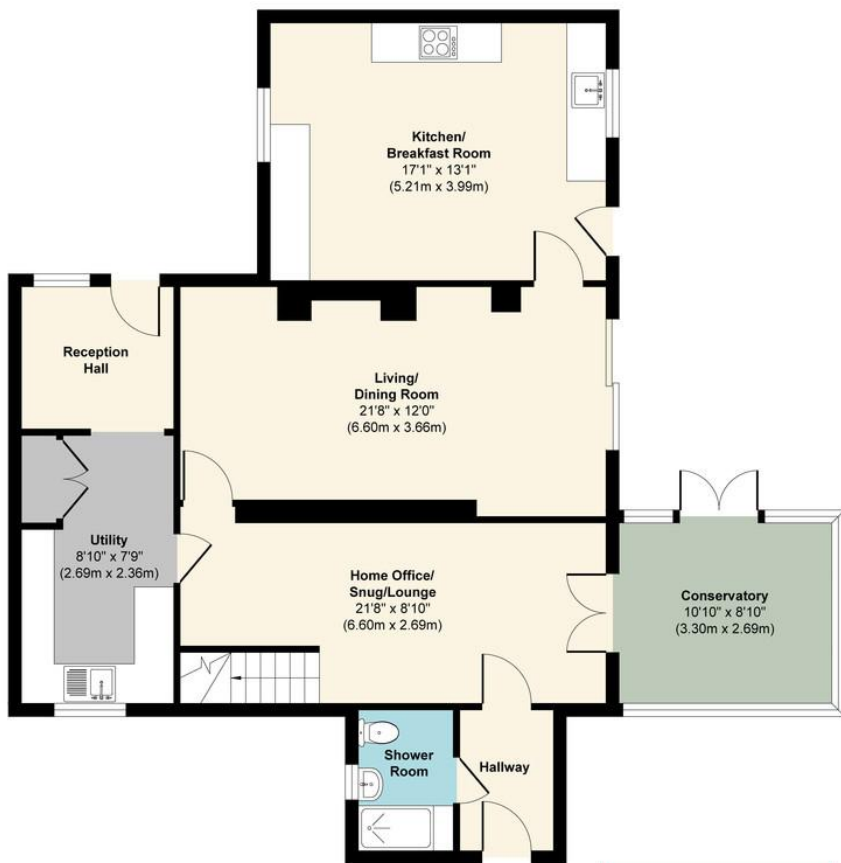
From Conwy Town after the last arch turn left up Mount Pleasant, at the top turn right onto Sychnant Pass Road, leave the outskirts of Conwy and proceed for about a mile and a half over the cattle grid and turn second left towards Henryd and Berthlwyd Hall. Continue along this road passing Crows Nest on the right hand side, then Oakwood Park on your left, the property will be viewed further along on the left hand side.

SERVICES

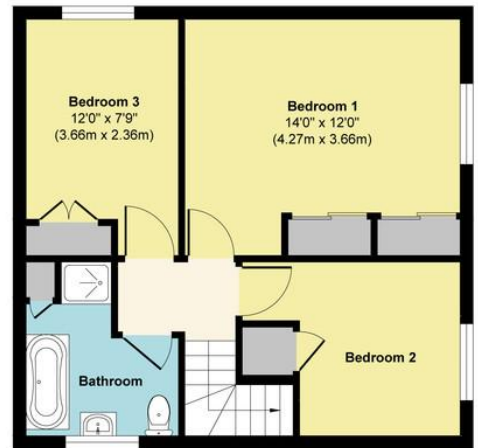
We understand the property has a septic tank for drainage, oil fired central heating plus wood burning stove for additional heating, mains water and electricity and uPVC double glazing.

AHF 02/03/2021





Ground Floor
Approximate Floor Area
933 sq. ft
(86.67 sq. m)



First Floor
Approximate Floor Area
467 sq. ft
(43.38 sq. m)

Approx. Gross Internal Floor Area 1400 sq. ft / 130.05 sq. m

Not to Scale. For illustration purposes only.
Produced by Elements Property

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. We are informed by the vendors that the Council Tax Band is Band E.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity: In order to comply with anti-money laundering regulations.

Anthony Flint 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.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



92+	A	
81-91	B	91 B
69-80	C	
55-68	D	56 D
39-54	E	
21-38	F	
1-20	G	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements