

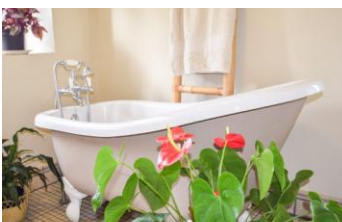
# Anthony Flint

property consultants



Pen Y Bryn Isaf, 48 Pen Y Bryn Road,  
Upper Colwyn Bay, Colwyn Bay, Conwy,  
LL29 6AG

Asking Price Of  
£775,000



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## DESCRIPTION

**PEN Y BRYN ISAF IS AN UNIQUE 17TH CENTURY 5/6 BEDROOM FARMHOUSE RESIDENCE WITH MANY ORIGINAL ARCHITECTURAL FEATURES, SET IN EXTENSIVE STUNNING LANDSCAPED GARDENS AND NATURAL BROADLEAVED WOODLAND APPROACHING 2 ACRES.**

Originally a tenanted 42-acre farm on the Pwllcrochan Estate, Pen y Bryn Isaf is thought to be the only surviving original farmhouse of its kind in the Colwyn Bay area. The present owners have records of what were probably the first tenants, the Edwards family, and the oldest recorded birth of a son in 1736. The house probably dates from the late 1600s. Partly rebuilt during World War II by a family from Surrey who moved for their safety, the original farm buildings which were attached to the house, were converted into additional living accommodation.

The property is impressively presented throughout and offers extensive and very versatile accommodation of Living Room, Dining Room, Drawing Room, Fitted Kitchen/Breakfast Room, Principal Suite & Bathroom, Home Office/Bedroom 4, Bedroom with linked Playroom/Bedroom 3 plus two further bedrooms and shower room, plus a range of outbuildings including workshop and a 2 car open fronted garage.

The lower section of the house had been separated off in the past with its own front door and would provide a self contained annex, (subject to the relevant Building Regulation Requirements), of lounge, kitchen, double bedroom and a shower room. It now has a separate heating and hot water system. At one time the small bedroom next to the shower room was a kitchen; it could easily be so again because water etc can readily be piped through from the shower room.

Open Steps lead up to a front Terrace and porch over the front door.

### LIVING ROOM

22'6 overall x 13'5" (6.86m x 4.09m) Open brick built fireplace, beamed ceiling, parquet herring bone floor, tiled window sill, two radiators. Walk In heated Storage Cupboard/Cloakroom 8'8" x 3'4".

### DINING ROOM

12'4" x 9'1" (3.76m x 2.77m) Side aspect, parquet flooring, exposed beams.

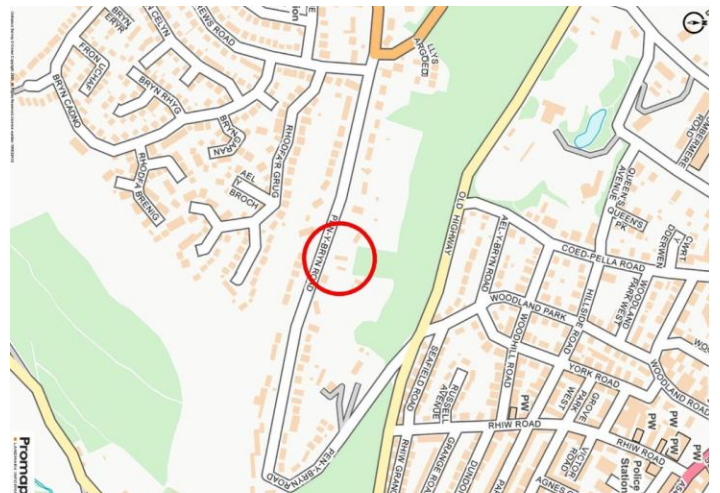
### KITCHEN

11'3 max" x 10'3" (3.43m x 3.12m) Custom made wall and base cupboards, granite work surfaces, Belfast sink, five burner gas hob, electric double oven, tiled flooring, part tiled walls. Plumbed in washing machine and dishwasher. Step up into:

### BREAKFAST ROOM

9'3" x 11'4" (2.82m x 3.45m) Side aspect, stable door and French double doors to slate patio, built in wine rack and cupboard, wall mounted Ideal gas fired boiler, tiled flooring.

### STAIRCASE LEADS UP TO:







**PRINCIPAL BEDROOM SUITE**

12' 3 max" x 13' 9" (3.73m x 4.19m) Extensive views over the coastline from front, range of fitted robes, window seat.

**DRESSING ROOM/STUDY/BEDROOM**

11' 6 max" x 10' 5" (3.51m x 3.18m) Front aspect, extensive views. Large full height storage cupboard/wardrobe.

**BATHROOM**

9' 6" x 9' 7" (2.9m x 2.92m) Side aspect, three piece period style suite, slipper bath with feet, pedestal wash hand basin, low level w.c., heated towel radiator, tiled flooring. AIRING CUPBOARD Hot water cylinder.

**BEDROOM TWO**

12' 1" x 10' 4 max" (3.68m x 3.15m) Side elevation, parquet flooring, four open tread stairs lead into:

**HOME OFFICE/PLAYROOM/HOBBY ROOM/BEDROOM**

13' 3" x 13' 2 max into sloping eaves" (4.04m x 4.01m) Twin Velux roof windows, pine panelled ceiling and cupboards housing second gas fired central heating boiler and hot water tank which serves the lower section of the property. Steps lead down to:







#### LOWER HALL

13' 7" x 2' 10" (4.14m x 0.86m) This area could create a self contained apartment (Subject to the relevant Building Regulation Requirements) with a separate access from the courtyard.

#### SHOWER ROOM

10' 3" x 4' 5" (3.12m x 1.35m) Fully tiled walls and floor, contemporary style three piece suite with low level w.c., pedestal wash hand basin and walk in double shower with natural stone base 4' 5" with thermostatically controlled unit, heated towel rail.

#### BEDROOM FOUR

8' 6" x 10' 5" (2.59m x 3.18m) Side aspect, parquet flooring, recess robe.

#### DRAWING ROOM

26' x 14' (7.92m x 4.27m) Rear aspect with box bay window providing views over the property's woodland, French style door leads out onto rear terrace, feature exposed stripped roof beams and purlins, brick fireplace, parquet flooring.

#### BEDROOM THREE

18 into bay' x 10' 2" (5.49m x 3.1m) Front aspect with bow fronted window, parquet flooring, recessed robe, wash hand basin.

### EXTERNALLY & GROUNDS

#### PLEASE NOTE... THE PROPERTY IS SET IN EXTENSIVE STUNNING LANDSCAPED GARDENS AND NATURAL BROADLEAVED WOODLAND APPROACHING 2 ACRES.

A sloping drive sweeps down from the main tarmacked section of Pen y Bryn Road to a courtyard providing significant parking and Garage. The Garden, as can be seen on the enclosed plot plan, is divided into two main sections, the property sits in the centre of the Gardens, which are delightful in the Spring and Summer as can be seen from the photographs.

The current owners have painstakingly created a natural informal style to the garden with colour, structure, and different outdoor rooms, giving a feeling of a rural setting yet less than two miles to the A55 Expressway.

The remaining part of the plot is a self-sustaining broadleaved woodland (using only native tree species) which was planted by the current owners in 1992. It has a rich and thriving wildlife population and adjoins the Pwllcrochan Woods Local Nature Reserve managed by Conwy Council.

By acquiring this unique property, you also become the custodian of this amazing woodland.











#### DIRECTIONS

From A55 Expressway Westbound take junction 20, up slip road to traffic lights, turn right, at immediate traffic lights turn right, then first left onto Kings Road (one way).

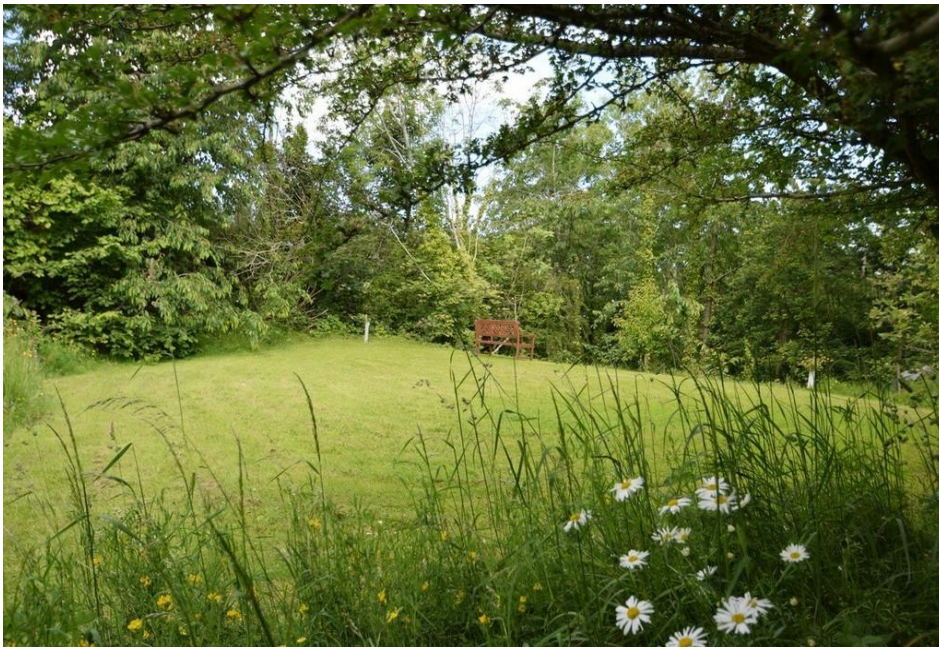
From A55 Expressway Eastbound take junction 20, up slip road to traffic lights, turn right keep in left hand lane, at roundabout turn first left, into righthand lane turn first right into Kings Road (one way).

Proceed up Kings Road (one way) into righthand lane approaching junction, turn right onto Kings Road proceed up the steep hill, through the woods and S bends, when emerging from the woodland turn left at T-junction, onto Pen y Bryn Road. Pen y Bryn Isaf, No. 48, will be seen on the left hand side in about 500 yards. Drive down to the tarmac courtyard to park at the front of the house.





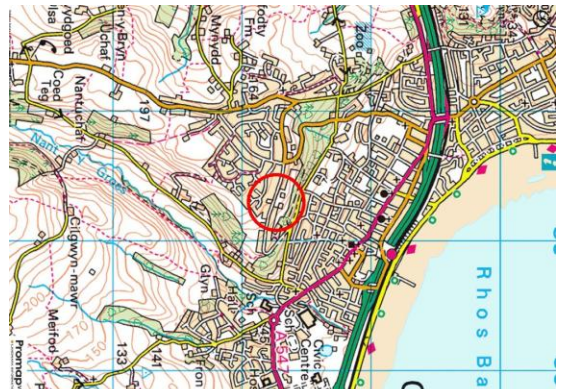
*Anthony Flint*  
property consultants





**Ground Floor**  
Approx. 210.7 sq. metres (2268.0 sq. feet)

**First Floor**  
Approx. 61.5 sq. metres (661.9 sq. feet)



92+	A		
81-91	B		
69-80	C		74   c
55-68	D		
39-54	E		39   E
21-38	F		
1-20	G		

Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band G.

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.

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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 and 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.