

Bunclody, Henryd Road, Henryd Village,
Outskirts of Conwy, LL32 8YG

Asking Price Of
£625,000



Anthony Flint

property consultants



"A quiet and beautiful rural retreat immersed in a vibrant south west-facing garden, which is teeming with flora, fauna and amazing wildlife, the property is set in the centre of the ever-changing grounds, with its babbling stream flowing over small rock weirs, complete with a pair of bridges just ideal for playing 'Pooh sticks', numerous outside rooms, including a meditation area, bog garden this and the beautiful mature planting throws out shimmering glimmers of dappled light ensures that the garden retains a sense of intense privacy and an almost holistic atmosphere"

Laying low in a secluded and private plot amidst verdant surrounding gardens is 'Bunclody', Gaelic we believe for 'bottom of the river'. This three-bedroom detached house is quite modest from the roadside belying its character and style, ideally located on the outskirts of the ancient walled town of Conwy (1.5 miles), a World Heritage Site, and on the edge of the Scenic Conwy Valley and Snowdonia National Park, with all this area has to offer.

There is expansive outdoor space with a south-facing terrace providing the perfect venue for summertime lunches; drenched in a golden light throughout the day. The gardens are well stocked and have been lovingly developed over the course of the last 20 years and are home to a broad selection of mature shrubs and specimen trees around the periphery, and are rich in biodiversity. There is an additional GARDEN STUDIO or RELAXATION ROOM which is set in a private corner of the garden hidden by trees and straddling the small stream, this offers excellent flexibility of use, easily befitting an additional home workspace, music studio or overflow accommodation.

Bunclody offers excellent, well presented light and airy, accommodation with extensive views and a feature Orangery or Garden Room, Fitted Kitchen/Breakfast Room with Preparation Room and Utility Room, Living Room with Log Burner, Music Room/Snug or Home Office, 3 Bedrooms the Principal Bedroom offering En-Suite Shower Room and Walk-In Dressing Room, plus a Contemporary Styled family Bathroom, the Integral Garage is accessed from the gated driveway which has parking for 6 cars, The property benefits from a pressurised LPG heating and hot water system and uPVC double glazing.

RECEPTION HALL

Covered entrance, Karndeian wood effect flooring, uPVC double glazed door, radiator, recessed lighting, coved ceiling
CLOAKROOM White two piece suite comprising inset wash hand basin and low level w.c., wall mounted mirror, display shelving, recessed lighting, Karndeian wood effect flooring, coved ceiling, radiator.

SITTING ROOM

17' 9" x 12' 5" (5.41m x 3.78m) uPVC double glazed window to dual aspect with views, Minster style stone fireplace with stone hearth housing inset cream enameled multi fuel/log burning stove, Karndeian wood effect flooring, recessed lighting, coved ceiling, radiator, uPVC double glazed door to orangery.

MUSIC/GAMES ROOM OR STUDY

12' 5" x 12' 4" (3.78m x 3.76m) Dual aspect, Karndeian wood effect flooring, two large wall mounted mirrors, inset lighting, coved ceiling, radiator, uPVC double glazed doors to orangery. Also worth mentioning is this area could if required be used as a Ground Floor Bedroom as the Cloakroom is close by and this could easily be altered to provide a shower or wet room





ORANGERY OR GARDEN ROOM

21' x 9' (6.4m x 2.74m) South facing aspect, remote electric Velux roof window with automatic rain sensors, Karndean flooring. twin uPVC double glazed doors lead out onto a semi-circular patio terrace in front of circular formal lawn framed by miniature box hedging, behind this are four Whitebeam (*Sorbus Aria Lutescens*) parasol shaped young trees with creamy pale green foliage, these are up lit at night to create an atmospheric feature for Alfresco dining.

KITCHEN/BREAKFAST ROOM

18' 11" x 10' (5.77m x 3.05m) uPVC double glazed sliding doors which lead out onto the South West facing decked balcony, ideal for morning coffee or some cold fizz early evening, from here you overlook part of the garden and uninterrupted views towards the Conwy Mountain Range. Fitted with an extensive range of white gloss base, wall and drawer units with complementary work surfaces, glass fronted display unit with under unit lighting and display lighting, matching breakfast bar, inset 1.5 bowl sink unit with mixer taps, recess for cooking range, integrated fridge, freezer and dishwasher, Karndean wood effect flooring, wall tiling, waste disposal unit, radiator, recessed ceiling lights.





REAR PORCH

uPVC double glazed door to balcony which gives access around the side to the driveway, ideal for wet four legged friends who have just been on the stunning sandy beaches only a couple of miles away., Karndeane wood effect flooring, tall radiator, recessed ceiling lights, integral door to garage.

PREPARATION ROOM

uPVC double glazed window with open aspect, white gloss fronted base, wall and drawer units with complementary work surface, inset Belfast style sink with Victorian style mixer tap, integrated fridge, recessed ceiling lights, Karndeane wood effect flooring. Leading to: **UTILITY ROOM** uPVC double glazed window with views, work surface with space below for automatic washing machine, large free standing Heatrae Sadia Mega-Flo pressurised hot water tank, wall mounted gas fired Vaillant central heating boiler, recessed ceiling lights, Karndeane wood effect flooring.

FIRST FLOOR LANDING

inset ceiling lighting, access to roof space with pull down ladder and light, this area is part boarded and is ideal for storage.

PRINCIPAL BEDROOM SUITE

17' 9" x 12' 8" (5.41m x 3.86m) uPVC double glazed windows to dual aspect with views, two double radiators, recessed ceiling lights. **DRESSING ROOM** 9' 3" x 6' 6" (2.82m x 1.98m) uPVC double glazed window with views, built in cupboard drawers and dressing table, hanging rail and shelving, double radiator.

EN SUITE SHOWER ROOM

uPVC double glazed window, four piece suite in white comprising large tiled shower cubicle with mains shower, extractor fan, inset wash hand basin, w.c and bidet, display shelving, two large wall mounted mirrors, shaver point, recessed ceiling lighting, ladder style towel rail, wall and floor tiling.

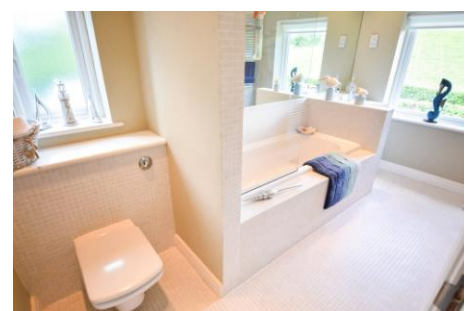
BEDROOM TWO

12' 6" x 11' 6" (3.81m x 3.51m) uPVC double glazed windows with views, dual aspect, built in wardrobe with hanging rail and shelving, recessed ceiling lights, two double radiators.

BEDROOM THREE

9' 5" x 5' 7" (2.87m x 1.7m) uPVC double glazed window with views, alcove with built in wardrobe with hanging rail and shelving, recessed ceiling lights, radiator.







FAMILY BATHROOM

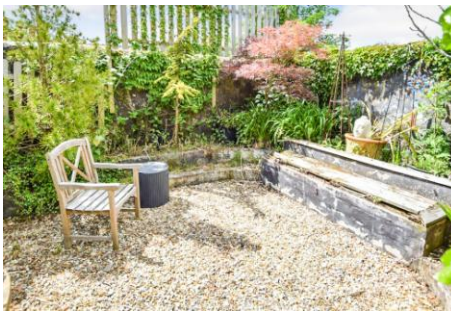
uPVC double glazed window with views, a three piece suite comprising inset tiled bath with mains shower over and shower screen, wash hand basin with mixer tap and low level w.c., display shelving, recessed ceiling lights, wall mounted mirror and light, shaver point, ladder style towel rail, wall and floor tiling.

INTEGRAL CAR GARAGE

18' 6" x 11' 4 max" (5.64m x 3.45m) Electric roller shutter door, three built in floor to ceiling storage cupboards with shelving, light connected, access to roof storage space, door to rear porch.

THE OUTSIDE SPACE AND GARDENS

Electric wrought iron double gates to driveway with parking for 6 cars plus turning area, access to LPG bulk tank and Log Store Established landscaped side and rear gardens with natural stream, walled Meditation Garden, it is believed that this area complete with old chimney is the original shepherd's settlement.



In addition, there is a natural bog garden complete with prehistoric like 'Gunnera Manicata', curving paths and flower beds, circular lawn surrounded by roses and shrubs, central *GAZZEBO*, pond and bridges, raised vegetable garden, stone-built garden shed which is ideal for conversion to a home for some feathered egg laying friends.

GARDEN STUDIO/OFFICE OR RELAXATION ROOM

Situated in a private corner of the garden behind a 'Arbour' and surrounded by trees. The timber building is built straddling the stream, so when the double door are open the rhythmic water sounds can be heard, the current owners older children often use this for Garden Glamping

SERVICES

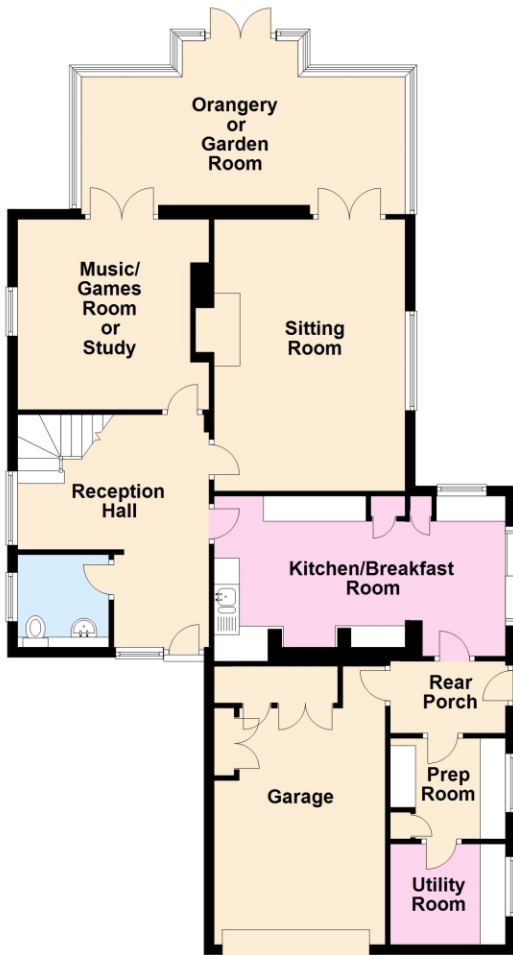
Mains water and electricity, Propane gas serves the boiler for central heating & hot water, Private septic tank drainage.

AHF February 2022



Ground Floor

Approx. 125.3 sq. metres (1348.5 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



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

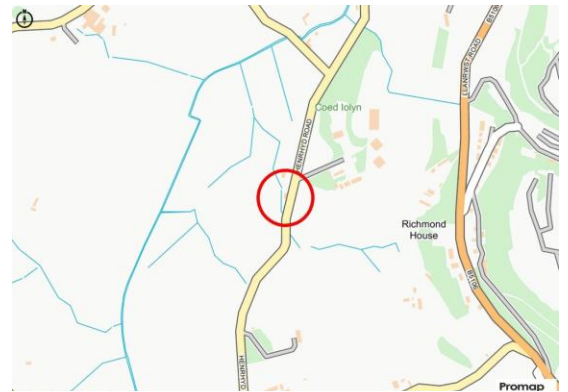
Viewing: Strictly by appointment through our Anthony Flint Office.

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	
69-80	C	72 C
55-68	D	
39-54	E	
21-38	F	24 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