



The Manor House

Nr Conwy |



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£995,000

Set in 2.5 acres of lawned gardens and amenity woodland, The Manor House is a stunning, 5-bed, contemporary home within an imposing Edwardian facade, just 2 miles from the medieval walled town of Conwy.

DESCRIPTION

The largest of only three properties on the Cwrt y Groes site, The Manor House enjoys the prime, private, rear plot with far-reaching views towards Rowen and the foothills of the Carneddau from the front, and towards the River Conwy to the rear. The property has been extensively refurbished by the current owners since 2012 to provide warm, light and spacious accommodation of the highest standard. The bespoke Martin Moore kitchen/family room features Corian worktops and breakfast bar with top brand fittings and appliances throughout.

Special features include a central vacuuming system, a Bang and Olufsen sound system and an automatic mowing system for the large main lawn. Full cavity wall insulation has been installed.

LOCATION

Located in the beautiful Conwy Valley within 2 miles of the medieval walled town of Conwy. The property is located within 3 miles of the A55 Expressway facilitating travel throughout North Wales and links with major motoring routes. Conwy has a Golf Course and a Marina.



ACCOMODATION

Ground Floor: Underfloor heating and insulation throughout.

Entrance Porch: Constructed with oak cladding and double glazing.
Double, glazed doors to:

Entrance Hall/Snug: 16'0" x 13'1" (4.88m x 3.98m) Feature fireplace of Spanish limestone with granite hearth housing 'Clearview' Vision 500 multi-fuel stove. Built-in shelving under stairs. Oak flooring.

Rear Hall: Oak flooring with solid oak doors to cloakroom and boiler room. Main BT point.

Cloakroom: Vanity wash basin with waterfall tap and Laufen WC.
Built-in coats/storage cupboards.

Boiler Room: Electric meters; Keston central heating boiler; Santon mains pressure hot water cylinder; underfloor heating manifolds with Uponor climate control system (room stats in all ground floor rooms); DrainVac central vacuuming system and tools.

Double oak glazed doors to:

Lounge: 26'2" x 23'11" (7.97m x 7.3m) Magnificent lounge with oak flooring and double glazed windows to three elevations including patio door and south-facing bay window. Limestone tiled hearth with contemporary pebble and flame effect electric, wall-mounted fire; wall-mounted TV point.

Single glazed oak door to:



Kitchen/Diner/Family Room: 26'1" x 17'4" (7.96m x 5.29m) And 15'1" x 17'11" (4.61m x 5.45m) Polished French limestone floor; double glazed patio door from dining area to garden; glazed oak door to office/study. Martin Moore bespoke kitchen featuring - Corian worktops and breakfast bar; extensive range of cupboards and drawers including an appliance cupboard with bi-folding doors for housing large appliances/microwave etc.; integrated 4-compartment recycling unit; Franke 2-bowl stainless steel sink with 'Insinkerator' food waste disposal unit; Franke monobloc tap with pull-out hose and LED light; Quooker boiling tap; Miele dishwasher; two 70cm Gaggenau multi-function ovens and warming drawers; two Die Dietrich induction hobs; Die Dietrich worktop extraction hood (retracts into work surface when not in use); two Liebherr frost-free 'Biofresh' larder fridges; wall-mounted TV point; Bang & Olufsen Beosound 5 control unit; double glazed patio doors to garden.

Office/Study: 16'2" x 10'6" (4.92m x 3.19m) Two double glazed windows overlooking main lawn.

Staircase to First Floor: Impressive landing area used as reading and TV areas. Built-in shelving in both areas; wall-mounted TV point; feature window overlooking garden; feature 'Eskimo' under-window radiator.

Master Suite comprising:

Bedroom: 25'2" x 13'11" (7.68m x 4.25m) 'Sliderobes' fitted wardrobes with glass doors.

Bathroom: 9'10" x 9'4" (3m x 2.85m) Three piece suite comprising bath, Kohler WC and vanity basin unit with matching wall cabinet; towel rail radiator; electric underfloor heating; sliding 'Sliderobes' glass door.

Dressing Room: 9'10" x 9'5" (3m x 2.86m) 'Sliderobes' fitted shelving, racks and hanging units; wall-mounted electric heater under towel rails; sliding 'Sliderobes' glass door with full mirrored back; velux window.

Bedroom No 2: 15'11" x 10'6" (4.86m x 3.20m) Extensive views to River Conwy.



En-suite: Electric underfloor heating; large walk-in shower, black gloss vanity unit with Kohler basin and mirror with LED lights, WC; built-in storage cupboards.

Mirrored corridor to:

Bedroom No 3: 13'7" x 10'8" (4.15m x 3.24m) Windows to 2 elevations; wall-mounted TV point. Ensuite cloakroom with vanity unit basin and WC.

Family Bathroom: 13'7" x 8'8" (4.15m x 2.65m) Bath, white gloss vanity unit with Kohler basin and mirror with LED lights, WC and large walk-in shower.

First Floor Utility Room: 11'1" x 10'8" (3.39m x 3.25m) Range of fitted drawers, cupboards and wall cupboards; granite worktops and white Kohler 2-bowl sink with Franke tap; plumbing for washing machine and space for tumble dryer. Acoustic matting under carpet.

Bedroom No 4: 11'1" x 10'8" (3.38m x 3.24m) Currently used as a hobbies room.

Bedroom No 5: 10'8" x 9'6" (3.25m x 2.9m)

Linen Cupboard: Wall-mounted electric heater and shelving to three sides.

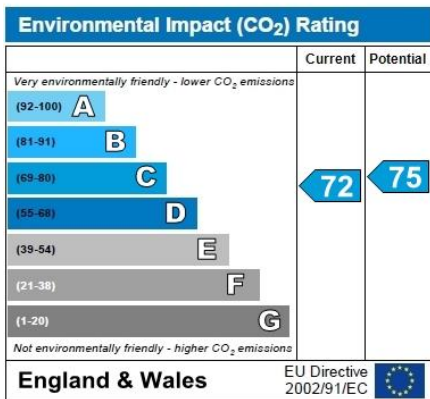
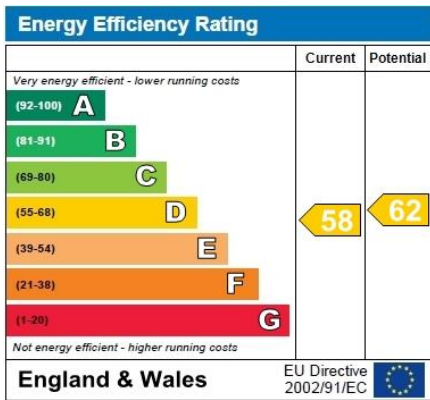
Outside: Outbuilding block comprising two garages, two storey office/storage rooms and substantial rear storeroom. Tarmac drives to front and rear with ample parking/turning space; driveway lights. Hartley Botanic 'Grange' greenhouse. Lawned garden surrounding the house with ornamental trees and extensive bulb plantings. Woodland and 'meadow' area. Outside taps to both front and rear of property.

Services: Gas central heating. Mains electricity and water. Septic tank drainage.

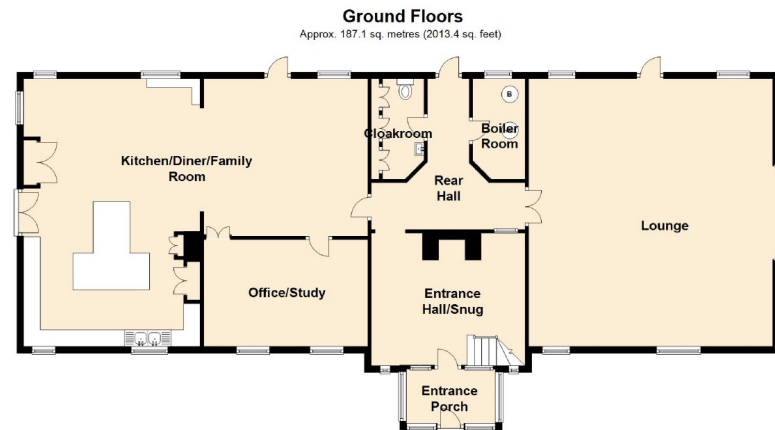
Viewing: By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00.

Directions: Proceed out of Conwy along the B5106 for approximately 2 miles and the property can be found on your right hand side just before The Groes Inn.





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