



# Cwm Canol

Gwytherin, Abergele, LL22 8YE





# Cwm Canol

Gwytherin, Abergele, LL22 8YE

A Charming former farmhouse, located within 3.5 acres, offering fantastic view of the surrounding countryside.

- Detached former farmhouse situated nearby the pretty nearby village of Gwytherin
- Entrance Hall, Kitchen; Dining Room; Living Room, Conservatory, 4 Bedrooms one with ensuite and Family Bathroom
- Tiered patio area overlooking wonderful, far reaching views.
- Approx. 3.5 acres of well drained land as edged red on the plan.
- Great access to miles of superb outriding.

Gwytherin 4 miles | Llanfair 7 miles |  
Abergele 12 miles Denbigh 14 miles | Chester 48  
miles | Wrexham 40 (distances approximate)





## DETAILS

A well-appointed four bedroomed detached property, standing in 3.5 acres, ideal for those with an equestrian interest. Cwm Canol offers ideal family accommodation with the benefit of its own land and large double garage, suitable for conversion to a range of uses, subject to planning permission.

The entrance leads into a tiled porch with exposed beams, perfect for a boot room. From the porch, a utility area acts as an ideal storage and washing area. Off the utility is the Kitchen, with a range of wall and ground mount units, a Rangemaster oven and exposed beams. The dining room acts as a centre piece to the property, with exposed beams, access to the patio and fantastic feature fireplace. There are two further reception rooms, one with a wood-burner. Off the second reception room is a well-proportioned conservatory with underfloor heating, tiled flooring and double doors opening on the patio area.

The first floor consists of three double bedrooms, all with features such as exposed beams or original slate walls. There is a family bathroom and a further large, double aspect, master bedroom with en-suite.

The locality is outriding heaven with many quiet and unspoilt country roads surrounding the property, with access to extensive bridleway networks. The area is known as the "Hiraethog", a word meaning "the hills of longing" and is well known for its unspoilt landscape of moorland and forest.

## LOCATION

The property sits above the picturesque village of Gwytherin, where the C16th Lion Inn can be found for food and drink. Llansannan is only a short drive away and provides day-to-day needs and facilities.

Good transport links are available to Abergele where the A55 expressway is the main trunk road spanning across north Wales. Well regarded schools can be found within a short distance of the property and the area as a whole is ideal for the business traveller with Chester, Wrexham the Midlands and the North West all easily accessible.

## OUTSIDE

The tiered patio and garden provides a fantastic area to entertain or to enjoy the evening sun. There is a large garage with mezzanine floor, which creates excellent storage space or potential for office conversion or a small annex, subject to planning permission. The land consists of 3.5 acres of well drained and fenced land.



## SERVICES

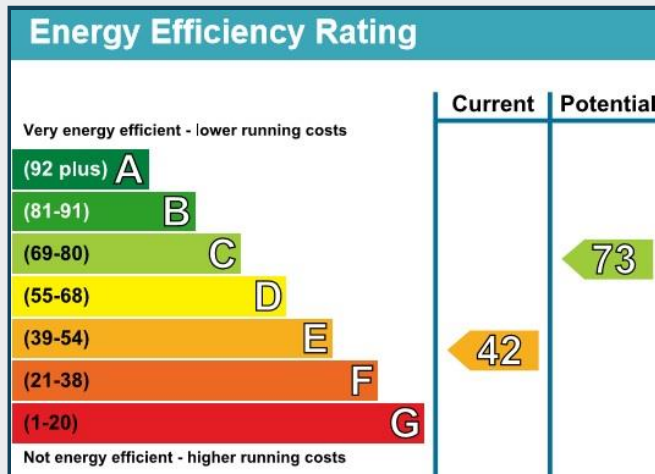
- Mains electricity and water are understood to be connected.
- Oil fired central heating.
- Broadband connection available.

## LOCAL AUTHORITY

Conwy Council. Tel: 01492 57400

## VIEWING

Strictly by appointment with sole agents Jackson Property on 01948 666695 or 01743709249.



Shropshire (Head Office)  
Franks Barn  
Preston on Severn  
Uffington  
Shrewsbury, SY4 4TB  
01743 491 979

Cheshire  
The Sugar House  
Sugar Lane  
Manley  
Cheshire, WA6 9HW  
01928 740 555

Website:  
[jacksonequestrian.com](http://jacksonequestrian.com)  
[jacksonrural.com](http://jacksonrural.com)

Email  
[info@jacksonequestrian.com](mailto:info@jacksonequestrian.com)

JACKSON EQUESTRIAN LTD for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.